



CITY OF LAWNDALE
AGENDA OF THE LAWNDALE
PLANNING COMMISSION
REGULAR MEETING

Wednesday, May 14, 2025, 6:30 PM
Council Chambers
14717 Burin Ave
Lawndale, CA 90260

Members of the public may provide their comments when the public comment sections of the meeting are opened. Anyone unable to attend the meeting may submit their public comment by email to agutierrez@lawndalecity.org. Submit your written comments to the Community Development Department by 5:30 p.m. the day of the meeting. Electronic, or written, comments must identify the Agenda Item Number in the comment letter or the subject line of the email. The public comment period will close once the public hearing time for the agenda item has concluded. The comments will be entered into the record and provided to the Commission. All comments should be a maximum of 500 words, which corresponds to approximately 3 minutes of speaking time.

Copies of this Agenda Packet may be obtained prior to the meeting by written request or on the [City Website](#). Interested parties may contact the Community Development Department at (310) 973-3230 for clarification regarding individual agenda items.

This Agenda is subject to revision up to 72 hours before the meeting.

A. CALL TO ORDER

B. ROLL CALL

C. PLEDGE OF ALLEGIANCE

D. CONSENT CALENDAR

1. Minutes of the Lawndale Planning Commission Regular Meeting - April 23, 2025
— Recommendation: that the Planning Commission approve the minutes.

E. PUBLIC COMMENTS

Members of the audience may address the Commission on matters of public interest, which pertain to the City and are not otherwise listed on the agenda. If you wish to speak, please step forward to the microphone, but not required, state your name and city of residence, and make your presentation. The maximum time for the presentation is 3 minutes.

F. PUBLIC HEARINGS

1. Case No. 25-13: A General Plan Map Amendment to Expand the City of Lawndale's Sphere of Influence Planning Area so as to Include a portion of El Camino Village/Alondra Park Geographic Area and An Addendum No. 1 to a Certified Environmental Impact Report (SCH #2022120088)
— Recommendation: that the Planning Commission: 1.) conduct a public hearing and initiate a discussion of the General Plan Amendment; 2.) Recommend that the City Council adopt Addendum No. 1 to the Certified FEIR (SCH #2022120088) pursuant to CEQA Guidelines Section 15164; and 3.) adopt Resolution 25-06, recommending that the City Council approve the General Plan Amendment.

G. REGULAR AGENDA

None

H. ITEMS FROM THE DIRECTOR OF COMMUNITY DEVELOPMENT

I. ITEMS FROM THE PLANNING COMMISSION

J. ADJOURNMENT

The next regularly scheduled meeting of the Planning Commission will be held at 6:30 p.m. on Wednesday, May 28, 2025, in the City of Lawndale Council Chamber, 14717 Burin Avenue, Lawndale, CA 90260.

It is the intention of the City of Lawndale to comply with the Americans with Disabilities Act (ADA) in all respects. If, as an attendee or a participant at this meeting, you need special assistance beyond what is normally provided, we will attempt to accommodate you in every reasonable manner. Please contact the Community Development Department (310) 973-3230 prior to the meeting to inform us of your particular needs and to determine if accommodation is feasible. Please advise us at that time if you will need accommodation to attend or participate in meetings on a regular basis.

I hereby certify under penalty of perjury under the laws of the State of California that this Agenda for the regular meeting of the Planning Commission was posted not less than 72 hours prior to the meeting.

/s/ Adrian Gutierrez

Adrian Gutierrez,
Administrative Assistant II

Date Posted: May 11, 2025



CITY OF LAWDALE PLANNING COMMISSION

14717 BURIN AVENUE, LAWDALE, CALIFORNIA 90260
PHONE (310) 973-3200 ♦ www.lawndalecity.org

DATE: May 14, 2025

TO: Honorable Chairperson and Members of the Planning Commission

FROM: Peter Kann, Community Development Director

PREPARED BY: Adrian Gutierrez, Administrative Assistant II

SUBJECT: **Minutes of the Lawndale Planning Commission Regular Meeting - April 23, 2025**

RECOMMENDATION

Recommendation: that the Planning Commission approve the minutes.

Attachments

[Attachment A - Minutes of the Lawndale Planning Commission Regular Meeting – 4/23/2025](#)

Attachment A

Minutes of the Lawndale Planning Commission Regular Meeting – 4/23/2025



**MINUTES OF THE
LAWDALE PLANNING COMMISSION REGULAR MEETING
APRIL 23, 2025**

A. CALL TO ORDER

Chairperson Urrutia called the regular meeting to order at 6:36 p.m. in the Lawndale City Hall Council Chamber, 14717 Burin Avenue, Lawndale, California.

B. ROLL CALL

Commissioners Present: Chairperson Dr. Daniel Urrutia, Commissioner John Martinez, Commissioner Ni Kal S. Price, Commissioner Ignatius Lin

Commissioners Absent: Vice Chairperson Madonna Sitka

Other Participants: Deputy City Attorney Solange Z. Fortenbach, Community Development Director Peter Kann, Associate Planner Jose Hernandez, Associate Planner Jose Martinez, Administrative Assistant II Adrian Gutierrez

C. PLEDGE OF ALLEGIANCE

Commissioner Martinez led the flag salute.

D. CONSENT CALENDAR

1. Minutes of the Lawndale Planning Commission Regular Meeting – March 26, 2025

A motion was carried by Commissioner Martinez and seconded by Commissioner Price to approve the minutes. The motion passed 4-0 with Vice Chairperson Sitka absent.

E. PUBLIC COMMENTS

None

F. PUBLIC HEARINGS

1. Case No. 25-07: A Request for the Planning Commission's Consideration to Amend a Previously Approved Set of Plans for Case No. 18-25. to Develop a Four-Unit Attached Condominium with a Common Driveway and Tuck-Under Parking Garage at the Property Addressed as 4604 W. 172nd Street

Director Kann introduced the item. Applicant Ugo Mbelu presented the project.

Chairperson Urrutia opened the public hearing at 6:44 p.m.

Resident Jay Gould expressed that the public hearing is an allowance for a mistake. He also stated that the City should not have code enforcement or enforce any rules and let anyone build what they want due to the approval of the project. He also referenced a neighbor's residential front yard and wall project that was denied, stating that the City has denied smaller projects for basic zoning

regulations, yet the townhome project was approved despite not being aesthetically compatible with the neighborhood or the City in general. Mr. Gould also mentioned that the construction of the townhomes has cracked the foundation of neighboring properties. In addition, Mr. Gould mentioned that no inspections were conducted by the city and that he measured the property himself.

Neighboring resident David, stated that the project has been a nightmare since it first began. He mentioned that the construction rattles houses and their foundations. He also brought up the property lines and setbacks for the development. He mentioned that he has not seen any three-story residential developments between the project site and City Hall. Lastly, he mentioned that the project site makes his neighborhood an awful place to live.

Resident Mary Ellen Martin mentioned that she only sees two-story residences on her block, but nothing as big as the three-story townhouse development. She stated that houses neighboring the development will not get sunshine and that the project is unsightly and horrible. She also commented on the height of the building, stating that it looks more like a five-story building than a three-story building. She believes that this type of development will set a new precedence for new residential development in the city. Lastly, she mentioned how the city does not approve certain types of projects yet decided to approve this townhome project. She asked if anyone in the Commission had gone out to look at the site.

Neighboring resident Rosa stated the neighbors around the development are longtime residents who take pride in their properties. She stated that a two-story development is acceptable, but this project is much bigger. She also stated that the project no longer makes the area feel like a neighborhood, but something like the South Bay Galleria mall. She commented that the development stands out like a sore thumb and expressed concerns over construction noise.

Neighboring resident Dan expressed disappointment that the project ended up being three-stories tall, plus the sundeck. He also expressed concerns regarding parking. In addition, he mentioned that he put in plans to the city for an addition above the garage, but due to the city's requirements, the project was denied.

Resident Randall Abram noted that he can see the development from his residence a block away. He brought up past comments about the size of the project that was made back in 2018, when the Commission at that time reviewed the project. He also brought up that the 41-Unit mixed-use project was originally going to be owned by homeowners, however, they were changed to rentals years later. Mr. Abram asked if there were any measures to prevent something like that from happening to this project, to ensure homeownership. He also asked about how the project would meet open space requirements and building setbacks. Lastly, he mentioned that the applicant's letter is requesting to meet ADA requirements, however, from his knowledge, condominiums are not required to meet ADA when they are being built.

Chairperson Urrutia closed the public hearing at 6:59 p.m.

Commissioner Price asked about seeing the prior approval for the project, not just reading the letter from the applicant. She also asked if the city had any records of residents calling in construction outside of the permitted hours. She also inquired about obtaining additional background

information on the project, its approval, and the information mentioned in the letter from the applicant.

Commissioner Lin asked if the current condition of the project breaks any City laws or codes. He summarized that the only issue being presented to the Commission is for the height adjustment. He also asked for clarification on open space and property lines. In addition, he asked if the units would be rentals or be privately owned, and if this is in the purview of the Commission.

Commissioner Martinez noted that he was a part of the Commission when the project was approved back in 2018. He mentioned that the project met all requirements at the time. Commissioner Martinez questioned if the project still met the code. He also spoke about construction hours and asked where the measurements for the property were taken from. He also asked if the project counts towards the City's Regional Housing Needs Assessment ("RHNA") numbers. He also had questions about the sundeck on the roof, setbacks, and open space.

Director Kann asked the Commission if they would like staff or have the applicant respond first to the questions and comments. The Commission asked that the applicant respond first.

Ike Mbelu addressed the concerns from 2018 and responded that the project was designed with open space in mind. Mr. Mbelu indicated the location of the open space areas. To address the homeownership concerns, Mr. Mbelu stated that the Covenants, Conditions, and Restrictions ("CC&R's") and Parcel Map have been submitted. Mr. Mbelu pointed out that the project does not exceed the thirty-five-foot maximum height requirement for the R-3 zone. He also spoke about the slope of the property, setbacks for the units and subterranean garage, and building heights. Lastly, he mentioned that the roof will contain the required solar panels.

Director Kann confirmed the setback requirements for the subterranean parking garage.

Commissioner Price wanted to confirm the timeline of the project, from being approved in 2018, to the start of construction.

Director Kann spoke about the request to amend the building height and how the building was measured, based on the municipal code requirements. He also responded to Commissioner Martinez's question about the project helping meet the City's RHNA numbers.

Commissioner Lin requested clarification on the impacts of the subterranean parking garage.

Director Kann mentioned that the project was previously approved with eighty-three conditions. The applicant is coming back to the Commission to revise the height of the building, which is still under the maximum height limit of the R-3 zone.

Commissioner Price asked again if the city received any calls regarding construction hours.

Director Kann noted that conditions of approval require that the applicant go through the Planning Commission to make any changes to the project and its conditions of approval.

Chairperson Urrutia summarized the purpose of the public hearing

A motion was carried by Commissioner Martinez and seconded by Chairperson Urrutia to adopt Resolution 25-05, approving the request to amend a previously approved set of plans for Case No. 18-25, to develop a four-unit attached condominium with a common driveway and tuck-under parking garage, and find and determine that the proposed project is exempt from the California Environmental Quality Act “CEQA” pursuant to Section 15061(b)(3) of the CEQA Guidelines. The motion passed 4-0 with Vice Chairperson Sitka absent.

H. ITEMS FROM THE DIRECTOR OF COMMUNITY DEVELOPMENT

Director Kann stated that there will be items presented to the Commission for both meetings in May. He also thanked the Commission for voting on tonight’s public hearing item.

I. ITEMS FROM THE COMMISSION

None

J. ADJOURNMENT

Chairperson Urrutia adjourned the meeting at 7:25 p.m. to the next regularly scheduled meeting to be held on Wednesday, May 14, 2025, at 6:30 p.m. at the City Hall Council Chamber, located at 14717 Burin Avenue, Lawndale, California.

Dr. Daniel Urrutia, Chairperson

ATTEST:

Peter Kann, Community Development Director



CITY OF LAWDALE PLANNING COMMISSION

14717 BURIN AVENUE, LAWDALE, CALIFORNIA 90260
PHONE (310) 973-3200 ♦ www.lawndalecity.org

DATE: May 14, 2025
TO: Honorable Chairperson and Members of the Planning Commission
FROM: Peter Kann, Community Development Director
PREPARED BY: Jose Hernandez, Associate Planner

SUBJECT: **Case No. 25-13: A General Plan Map Amendment to Expand the City of Lawndale's Sphere of Influence Planning Area so as to Include a portion of El Camino Village/Alondra Park Geographic Area and An Addendum No. 1 to a Certified Environmental Impact Report (SCH #2022120088)**

PROJECT DESCRIPTION

Staff is seeking Planning Commission's consideration and recommendation of a General Plan Amendment to expand the City of Lawndale's Sphere of Influence (SOI) Planning Area to include a portion of El Camino Village/Alondra Park geographic area.

The SOI area is bounded with the following streets: Prairie Avenue to the west, Redondo Beach Boulevard to the south, Crenshaw Boulevard to the east and Manhattan Beach Boulevard to the north. Attachment E, shows the City's existing Planning Area, Sphere of Influence, and the proposed SOI expansion area.

Provided below are definition of terms that provide an overview about General Plan Planning Area, SOI, and the role of the Local Agency Formation Commission.

Definition

General Plan Planning Area - The Planning Area is a geographic area for which the General Plan provides a framework for long-term growth and resource conservation. State law requires the General Plan to include all territory within a City's incorporated area as well as "any land outside its boundaries which in the planning agency's judgment bears relation to its planning.

Sphere of Influence (SOI) - is the probable physical boundary and service area of a local agency, as adopted by a Local Agency Formation Commission (LAFCO). A SOI may include both incorporated and unincorporated areas within which a city or special district will have primary responsibility for the provision of public facilities and services. Lawndale's SOI extends east of City Limits into the Los Angeles County unincorporated community of El Camino Village. El Camino Village is primarily a densely developed, single-family residential community with commercial uses along Crenshaw Boulevard. Although parts of El Camino Village share a Lawndale zip code, the City has historically not provided services to the community.

Local Agency Formation Commission - An independent regulatory body, established in 1963 by the California Legislature responsible for overseeing local government boundaries, coordinating special districts formations, and conducting studies of municipal services in each of California's 58 counties.

BACKGROUND

On March 17, 2025, at a regularly scheduled Council Meeting, the City Council discussed the City's Sphere of Influence expansion, received public comments, and directed staff to initiate a General Plan Amendment to expand the existing sphere of influence map identified in the City's General Plan 2045 Land Use Element (Attachment D).

A General Plan Amendment is a process by which a City can make changes to its existing General Plan, which is a comprehensive, long-term blueprint for the development of the city. The primary purpose is to update the plan to reflect current needs, unforeseen circumstances, or to accommodate new development proposals

On December 18, 2023, continued from December 4, 2023 the City Council held a public hearing to consider the adoption of a comprehensive update to the City's General Plan (2045) and the adoption of an associated Environmental Impact Report (EIR). The City Council approved Case No. 23-19 via two City Council Resolutions (Exhibit H and Exhibit I):

- A. Resolution No. CC-2312-49 Approved and Certified the Final Environmental Impact Report (SCH #202212088); and
- B. Resolution No. CC-2312-048 approved the General Plan 2045 comprehensive update.

GENERAL PLAN

The existing boundaries of the City's Land Use Map attached as Exhibit C and the City's Planning Sphere of Influence Map include a portion of the unincorporated urban areas consisting of residential and public facilities of El Camino Village.

According to the 2020 US Census, El Camino Village is approximately 1.4 square miles in size, population of 8,569 residents, 2,764 total households and encompass Alondra Park, and El Camino College. The approximate size of Alondra Park is 204 acres, and the campus size of El Camino College is 126 acres, which represents a little over half of El Camino Village. The geographical location of the City's SOI and the County's land use policy for El Camino Village is provided as reference in Attachment D. Alondra Park and El Camino College are not currently within the City's SOI.

The General Plan 2045 Comprehensive Update provided land use and environmental analysis within a majority of the existing conditions and projected land use growth of the urban developed areas within the El Camino Village/Alondra Park Planning Area. The proposed GPA to expand the SOI area is consistent with the General Plan 2045/certified FEIR. Additionally, the GPA will not add any additional or new adverse environmental effect. The geographic area, El Camino Village/Alondra Park, is an urbanized area of unincorporated Los Angeles County developed known as Alondra Park and El Camino College with land use designations of OS-PR (Open Space-Park and Recreation) and P (Public and Semi-Public) respectively where municipal services are provided by the County of Los Angeles. The OS-PR and P land use designations are restrictive land use designations and land use goals and policies that promote restrictive limited growth within the parcels.

The geographic area that planning staff is proposing to expand the SOI includes the following parcels:

PROPERTY OWNER	ASSESSORS PARCEL NUMBER	ADDRESS	LOT SIZE	Use
LA County Park	4074-027-908	16400 Prairie Avenue	202.9 Acres	Park

El Camino Community College District	4074-027-907	16007 Crenshaw Boulevard	17.32 Acres	College
El Camino Community College District	4074-027-909	16007 Crenshaw Boulevard	80.9 Acres	College

STAFF REVIEW

The existing land uses within the SOI expansion is an urbanized area of unincorporated Los Angeles County developed known as Alondra Park and El Camino College with land use designations of OS-PR (Open Space-Park and Recreation) and P (Public and Semi-Public) respectively where municipal services are provided by the County of Los Angeles. The SOI areas encompass three large parcels covering 301.92 acres, which are currently developed as Alondra Park, El Camino College, and Alondra Park Golf Course

The project consists of a General Plan Map Amendment to include the El Camino Village/Alondra Park unincorporated area as part of the City of Lawndale's Sphere of Influence Planning Area. El Camino Village is primarily a densely developed, single-family residential community with commercial uses along Crenshaw Boulevard, located outside of Lawndale's city boundaries and under the land use jurisdiction of Los Angeles County.

The SOI Expansion and General Plan Amendment was reviewed pursuant to CEQA and it was determined that this proposal does not have the potential for causing physical changes in the environment, directly or ultimately (Section 15061 of the State CEQA Guidelines). The basis for this determination is that the proposed sphere of influence amendment under a General Plan Amendment, as a planning boundary, does not by itself cause any modifications to the physical environment. Thus, there is no potential for this action to cause a physical change in the environment

General Plan Existing Conditions

The proposed General Plan Amendment proposes to amend the General Plan's Sphere of Influence only.

The Existing Conditions Report identifies development patterns, socioeconomic conditions, natural resources, and environmental constraints in the City and identifies the regulatory environment for each topic. Chapter 2 (Land Use and Community Character) addresses land use, including issues related to the current General Plan, existing land use patterns, local planning context, and community character. The information in this chapter provides a current perspective on land use in Lawndale and is intended to assist the General Plan 2045 process by providing a baseline of existing land use information to be used when formulating and considering amendments to the City's current land use pattern.

ENVIRONMENTAL ASSESSMENT

Planning staff prepared an Addendum to the City's General Plan 2045 EIR (SCH #202212088) for the proposed Project in accordance with CEQA. The Addendum Evaluation details any changes in the project, changes in circumstances under which the project is undertaken, and/or "new information of substantial importance" that may cause one or more effects to environmental resources. The Addendum substantiates and supports the City's determination that the Sphere of Influence expansion is within the scope of the General Plan EIR, does not require substantial action under CEQA Guidelines Section 15162, and adequately analyzes potential environmental impacts in conjunction with the EIR.

The Planning Commission in their independent judgment, makes the following determination.

- The requested SOI Expansion and General Plan Amendment was reviewed pursuant to CEQA and it was determined that this proposal does not have the potential for causing physical changes in the

environment, directly or ultimately (Section 15061 of the State CEQA Guidelines). The basis for this determination is that the proposed sphere of influence amendment under a General Plan Amendment, as a planning boundary, does not by itself cause any modifications to the physical environment. Thus, there is no potential for this action to cause a physical change in the environment; and

- The City has endeavored in good faith to set forth the basis for its decision on the General Plan Amendment. CEQA establishes the type of environmental documentation required when changes to a project occur after an EIR is certified. Specifically, Section 15164(a) of the CEQA Guidelines states that:
 - *The lead agency or responsible agency shall prepare an addendum to a previously certified EIR if some changes or additions are necessary but none of the conditions described in Section 15162 calling for preparation of a subsequent EIR have occurred.*
- As demonstrated by the analysis within the Addendum No. 1 to the FEIR (SCH #202212088), the SOI expansion would not result in any new additional significant impacts, nor would it substantially increase the severity of previously anticipated significant impacts. Rather, all of the impacts associated with the SOI expansion are within the envelope of impacts addressed in the FEIR and do not constitute new or substantially increased significant impacts. Based on this determination, the General Plan Amendment does not trigger the requirements for preparation of a Subsequent or Supplemental EIR pursuant to Section 15162 of the CEQA Guidelines.

The Planning Commission recommends that the City Council approve the CEQA Addendum No. 1 to the Certified FEIR (SCH #202212088) pursuant to CEQA Guidelines Section 15164. The proposed Project is only the expansion of a boundary line and will not create nor generate any significant impacts to an existing area that is already developed and governed by Los Angeles County.

PUBLIC REVIEW

Notices of public hearing were posted in three (3) public places and published in the *Daily Breeze* on April 25, 2025.

RECOMMENDATION

It is recommended that the Planning Commission:

1. Conduct a public hearing and initiate a discussion of the General Plan Amendment; and
2. Recommend that the City Council adopt Addendum No. 1 to the Certified FEIR (SCH #202212088) pursuant to CEQA Guidelines Section 15164; and
3. Adopt Resolution No. 25-06, recommending that the City Council approve the General Plan Amendment.

Attachments

[Attachment A - PC Resolution 25-06](#)

[Attachment B - Addendum No. 1 to FEIR](#)

[Attachment C - Land Use Element](#)

[Attachment D - Discussion of the City's Sphere of Influence Expansion](#)

[Attachment E - Sphere of Influence Map](#)

[Attachment F - Proof of Daily Breeze Publication](#)

[Attachment G - City Council Resolutions](#)

Attachment A
PC Resolution 25-06

RESOLUTION NO. 25-06

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LAWNDAL, CALIFORNIA RECOMMENDING THAT THE CITY COUNCIL APPROVE CASE NO. 25-13: A GENERAL PLAN AMENDMENT TO EXPAND THE CITY OF LAWNDAL'S SPHERE OF INFLUENCE TO INCLUDE A PORTION OF EL CAMINO VILLAGE/ALONDRA PARK PLANNING AREA, UNINCORPORATED URBAN AREAS OF LOS ANGELES COUNTY AND AN ADDENDUM NO. 1 TO THE GENERAL PLAN ENVIRONMENTAL IMPACT REPORT (SCH #2022120088)

WHEREAS, on March 17, 2025 at a regularly scheduled Council Meeting, the City Council discussed the City's Sphere of Influence expansion, received public comments, and directed staff to initiate a General Plan Amendment to expand the existing Sphere of Influence map identified in the City's General Plan 2045 Land Use Element; and

WHEREAS, the City of Lawndale's General Plan 2045 identifies a General Plan Planning Area, which is a geographic area for which the General Plan provides a framework for long-term growth and resource conservation; and

WHEREAS, the City of Lawndale's General Plan Planning Area includes all territory required by State Law, to include all territory within the City's incorporated area as well as "any land outside its boundaries which in the planning agency's judgment bears a relation to its planning"; and

WHEREAS, Figure Land Use-2 (LU-2) in the City's General Plan 2045 Planning Area depicts the City's existing Planning Areas and Sphere of Influence (SOI); and

WHEREAS, the geographic location of the Unincorporated Community of El Camino Village/Alondra Park considered under the SOI expansion are bounded by the following streets: Prairie Avenue to the west, Redondo Beach Boulevard to the south, Crenshaw Boulevard to the east and Manhattan Beach Boulevard to the north Specifically, the SOI expansion encompass approximately 302 acres of land within three Assessor Parcel Numbers 4074-027-907 4074-027-908, and 4074-027-909; and;

WHEREAS, the existing land uses within the SOI expansion is an urbanized area of unincorporated Los Angeles County developed known as Alondra Park and El Camino College with County of Los Angeles land use designations of OS-PR (Open Space-Park and Recreation) and P (Public and Semi-Public) respectively where municipal services are provided by the County of Los Angeles; and

WHEREAS, the proposed SOI expansion is contiguous to the City's existing Planning Areas and SOI; and

WHEREAS, the City of Lawndale (“City”) has a General Plan, which was adopted in 1999 and has been updated and amended to the Lawndale General Plan 2045 with a Certified Final Environmental Impact Report (EIR) (SCH #202212088), approved by the City Council on December 18, 2023 via Resolution No. CC-2312-048 and CC-2312-049;

WHEREAS, the City’s Planning Commission is responsible for reviewing and recommending action for amendments to the City of Lawndale’s General Plan. Any recommendation by the Planning Commission requires environmental review pursuant to the California Environmental Quality Act; and

WHEREAS, on October 30, 2023, the City released the Final EIR (“Final EIR”), which consists of the Draft EIR, all technical appendices prepared in support of the Draft EIR, all written comment letters received on the Draft EIR, written responses to all written comment letters received on the Draft EIR, and errata to the Draft EIR and technical appendices

WHEREAS, on December 18, 2023, City Council certified the General Plan Update FEIR via Resolution CC-2312-048, a Resolution of the City Council of the City of Lawndale, adopting a Finding of Fact and a Statement of Overriding Considerations pursuant to CEQA; and

WHEREAS, the requested Amendment to the City’s General Plan consist only for the expansion of the City’s SOI areas to encompass three large parcels covering 301.92 acres, which are currently developed as Alonda Park, El Camino College, and Alondra Park Golf Course; and

WHEREAS, the requested SOI Expansion and General Plan Amendment was reviewed pursuant to CEQA and it was determined that this proposal does not have the potential for causing physical changes in the environment, directly or ultimately (Section 15061 of the State CEQA Guidelines). The basis for this determination is that the proposed sphere of influence amendment under a General Plan Amendment, as a planning boundary, does not by itself cause any modifications to the physical environment. Thus, there is no potential for this action to cause a physical change in the environment; and

WHEREAS, the City has endeavored in good faith to set forth the basis for its decision on the General Plan Amendment. CEQA establishes the type of environmental documentation required when changes to a project occur after an EIR is certified. Specifically, Section 15164(a) of the CEQA Guidelines states that:

The lead agency or responsible agency shall prepare an addendum to a previously certified EIR if some changes or additions are necessary but none of the conditions described in Section 15162 calling for preparation of a subsequent EIR have occurred.,

WHEREAS, as demonstrated by the analysis within the Addendum No. 1 to the FEIR (SCH #202212088), the SOI expansion would not result in any new additional significant impacts, nor would it substantially increase the severity of previously anticipated significant impacts. Rather, all of the impacts associated with the SOI expansion are within the envelope of impacts addressed in the FEIR and do not constitute new or substantially increased significant impacts. Based on this determination, the General Plan Amendment does not trigger the requirements for preparation of a Subsequent or Supplemental EIR pursuant to Section 15162 of the CEQA Guidelines; and

WHEREAS, the Planning Commission recommends that the City Council approve the CEQA Addendum to the Lawndale General Plan 2045 with a Certified EIR (SCH #202212088) pursuant to CEQA Guidelines Section 15164, Project Consistent with a Community Plan, General Plan, or Zoning. The proposed Project is only the expansion of a boundary line and will not create nor generate any significant impacts to an existing area that is already developed and governed by Los Angeles County; and

WHEREAS, the Planning Commission has considered all information concerning the Project, Case No. 25-13, General Plan Amendment to expand the City of Lawndale Sphere of Influence to include a portion of El Camino Village/Alondra Park Planning Area, unincorporated urban areas of Los Angeles County as identified in the General Plan Land Use Map and staff report; and

WHEREAS, Case No. 25-13 was properly noticed on April 25, 2025, 20 days prior to the public hearing, and set for public hearing before the Planning Commission on May 14, 2025, and

WHEREAS, evidence was heard and presented from all persons interested in effecting said proposal, from all persons protesting the same and from members of the City staff and the Planning Commission, having reviewed, analyzed and studied said proposal.

NOW, THEREFORE, THE PLANNING COMMISSION OF THE CITY OF LAWDALE, CALIFORNIA, DOES HEREBY RESOLVE AND RECOMMEND AS FOLLOWS:

SECTION 1. The above recitals are true and correct and incorporated herein by reference.

SECTION 2. The Planning Commission hereby finds that it has been presented with the Addendum No. 1 to the FEIR which it has reviewed and considered, and further finds that the Addendum No. 1 to FEIR is an accurate and objective statement that has been completed in full compliance with CEQA and the State CEQA Guidelines. The Planning Commission finds that the Addendum No. 1 reflects the independent judgment and analysis of the City. The Planning Commission declares that the General Plan Amendment does not trigger the requirements for preparation of a Subsequent or Supplemental EIR pursuant to Section 15162 of the CEQA Guidelines. Therefore, the Planning Commission recommends the City Council certifies Addendum No. 1 to the FEIR based on the entirety of the record of proceedings.

SECTION 3. General Plan Amendments. That the Planning Commission recommends the City Council approve the General Plan Amendment for the expansion of the City of Lawndale's Sphere of Influence located in the unincorporated Community of El Camino Village/Alondra Park, bounded by the following streets: Prairie Avenue to the west, Redondo Beach Boulevard to the south, Crenshaw Boulevard to the east and Manhattan Beach Boulevard to the north contained in the amendments to the General Plan Land Use Map (Exhibit "A"), attached hereto and incorporated herein as Exhibits.

SECTION 4. Based upon the entire record before it, including the Addendum No. 1 to FEIR, Findings of Fact, and all written and oral evidence presented, the Planning Commission recommends the City Council approve the proposed General Plan Amendment.

PASSED, APPROVED AND ADOPTED THIS 14th DAY OF May 2025.

Dr. Daniel Urrutia, Chairperson
Lawndale Planning Commission

ATTEST:

State of California)
County of Los Angeles) SS
City of Lawndale)

I, Peter Kann, Community Development Director for the City of Lawndale, California, do hereby certify that the foregoing **Resolution No. 25-06** was duly approved and adopted by the Planning Commission of the City of Lawndale at a regular meeting of said Commission held on the **14th day of May 2025** by the following roll call vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Peter Kann,
Community Development Director

Attachment B
Addendum No. 1 to FEIR

**Addendum #1 to the Final Environmental Impact Report
for Lawndale General Plan Update
Prepared by the City of Lawndale
April 25, 2025**

Introduction

This document is an Addendum to the City of Lawndale General Plan Update (SCH: 2022120088), which was certified by the City of Lawndale on December 2023. In accordance with the California Environmental Quality Act (CEQA), this Addendum analyzes a City of Lawndale's Sphere of Influence (SOI)'s boundary expansion to include a portion of unincorporated urban areas of Los Angeles County and demonstrate that all of the potential environmental associated with the proposed SOI expansion are within the envelop of impacts already evaluated within the General Plan Update Final EIR.

CEQA Authority for Addendum

CEQA establishes the type of environmental documentation required when changes to a project occur after an EIR is certified. Specifically, Section 15164(a) of the CEQA Guidelines states that:

The lead agency or responsible agency shall prepare an addendum to a previously certified EIR if some changes or additions are necessary but none of the conditions described in Section 15162 calling for preparation of a subsequent EIR have occurred.

Section 15162 of the CEQA Guidelines requires a Subsequent EIR when an MND has already been adopted or an EIR has been certified and one or more of the following circumstances exist:

1. Substantial changes are proposed in the project which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects;
2. Substantial changes occur with respect to the circumstances under which the project is undertaken, which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; or
3. New information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the previous EIR was certified as complete or the negative declaration was adopted, shows any of the following:

- a. The project will have one or more significant effects not discussed in the previous EIR or negative declaration;
- b. Significant effects previously examined will be substantially more severe than shown in the previous EIR;

Likewise, California Public Resources Code (PRC) Section 21166 states that unless one or more of the following events occur, no subsequent or supplemental environmental impact report shall be required by the lead agency or by any responsible agency:

- 1. Substantial changes are proposed in the project which will require major revisions of the environmental impact report;
- 2. Substantial changes occur with respect to the circumstances under which the project is being undertaken which will require major revisions in the environmental impact report; or
- 3. New information, which was not known and could not have been known at the time the environmental impact report was certified as complete, becomes available.

As demonstrated by the analysis herein, the General Plan Amendment to expand the City’s Sphere of Influence would not result in any new additional significant impacts, nor would it substantially increase the severity of previously anticipated significant impacts. Rather, all of the impacts associated with the Sphere of Influence are within the envelope of impacts addressed in the FEIR and do not constitute new or substantially increased significant impacts. Based on this determination, the General Plan Amendment does not trigger the requirements for preparation of a Subsequent or Supplemental EIR pursuant to Section 15162 of the CEQA Guidelines.

Overview of General Plan Amendment

This General Plan Amendment is for the expansion the City of Lawndale’s Sphere of Influence (SOI) Planning Area, identified in the City’s existing General Plan to include a portion of El Camino Village/Alondra Park geographic area.

According to the 2020 US Census, El Camino Village is approximately 1.4 square miles in size, population of 8,569 residents, 2,764 total households and encompass Alondra Park, and El Camino College. The approximate size of Alondra Park is 204 acres, and the campus size of El Camino College is 126 acres, which represents a little over half of El Camino Village.

The geographic area that planning staff is proposing to expand the SOI includes the following parcels:

PROPERTY OWNER	ASSESSORS PARCEL NUMBER	ADDRESS	LOT SIZE	Use

LA County Park	4074-027-908	16400 Prairie Avenue	202.9 Acres	Park
El Camino Community College District	4074-027-907	16007 Crenshaw Boulevard	17.32 Acres	College
El Camino Community College District	4074-027-909	16007 Crenshaw Boulevard	80.9 Acres	College

City of Lawndale's Existing and Proposed Sphere of Influence

The SOI area is bounded with the following streets: Prairie Avenue to the west, Redondo Beach Boulevard to the south, Crenshaw Boulevard to the east and Manhattan Beach Boulevard to the north as shown on the Sphere of Influence map below.



General Plan Update and FEIR

On December 18, 2023, continued from December 4, 2023 the City Council held a public hearing to consider the adoption of a comprehensive update to the City's General Plan (2045) and the adoption of an associated Environmental Impact Report (EIR). The City Council approved Case No. 23-19 via two City Council Resolutions:

- A. Resolution No. CC-2312-49 Approved and Certified the Final Environmental Impact Report (SCH #202212088); and
- B. Resolution No. CC-2312-048 approved the General Plan 2045 comprehensive update.

Addendum #1 to the Final Environmental Impact Report for the Lawndale General Plan Update Land Use Element – Sphere of Influence Planning Area

- The requested SOI Expansion and General Plan Amendment was reviewed pursuant to CEQA and it was determined that this proposal does not have the potential for causing physical changes in the environment, directly or ultimately (Section 15061 of the State CEQA Guidelines). The basis for this determination is that the proposed sphere of influence amendment under a General Plan Amendment, as a planning boundary, does not by itself cause any modifications to the physical environment. Thus, there is no potential for this action to cause a physical change in the environment; and
- The City has endeavored in good faith to set forth the basis for its decision on the General Plan Amendment. CEQA establishes the type of environmental documentation required when changes to a project occur after an EIR is certified. Specifically, Section 15164(a) of the CEQA Guidelines states that:
 - *The lead agency or responsible agency shall prepare an addendum to a previously certified EIR if some changes or additions are necessary but none of the conditions described in Section 15162 calling for preparation of a subsequent EIR have occurred.*
- As demonstrated by the analysis within the Addendum No. 1 to the FEIR (SCH #202212088), the SOI expansion would not result in any new additional significant impacts, nor would it substantially increase the severity of previously anticipated significant impacts. Rather, all of the impacts associated with the SOI expansion are within the envelope of impacts addressed in the FEIR and do not constitute new or substantially increased significant impacts. Based on this determination, the General Plan Amendment does not trigger the requirements for preparation of a Subsequent or Supplemental EIR pursuant to Section 15162 of the CEQA Guidelines.

The General Plan 2045 Comprehensive Update provided land use and environmental analysis within a majority of the existing conditions and projected land use growth of the urban developed areas within the El Camino Village/Alondra Park Planning Area. The proposed GPA to expand the

SOI area is consistent with the General Plan 2045/certified FEIR. Additionally, the GPA will not add any additional or new adverse environmental effect. The geographic area, El Camino Village/Alondra Park, is an urbanized area of unincorporated Los Angeles County developed known as Alondra Park and El Camino College with land use designations of OS-PR (Open Space-Park and Recreation) and P (Public and Semi-Public) respectively where municipal services are provided by the County of Los Angeles. The OS-PR and P land use designations are restrictive land use designations and land use goals and policies that promote restrictive limited growth within the parcels.

Analysis of Sphere of Influence Expansion/General Plan Amendment

As further set forth in previously referenced City Council Resolutions and pursuant to the California Environmental Quality Act (“CEQA”), Public Resources Code section 21000 et seq., the City of Lawndale City Council certified a Final Environmental Impact Report that addressed the environmental impacts of the Lawndale General Plan Update, including the Draft EIR, identified potentially significant environmental effects, some of which could feasibly be mitigated or avoided.

The General Plan Amendment includes only minor technical changes or additions related to the Sphere of Influence expansion, and none of the conditions described in CEQA Guidelines section 15162 requiring the preparation of a subsequent EIR have occurred as documented herein. The General Plan Amendment would not cause significant environmental impact due to a conflict in land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect and would conform to the City General Plan and all impacts will be within the range of those identified in the Final EIR.

Attachment C
Land Use Element



Introduction to Land Use

The Land Use Element is a guide to land use planning in Lawndale and provides a framework for the economic, environmental, and infrastructure issues examined in the other General Plan elements. The Land Use Element, which includes the Land Use Map (Figure LU-1), identifies how and where land will be used in the future—for housing, commercial and industrial uses, public facilities, parks, open space, and transportation. The Land Use Element identifies the range of allowed uses and development densities and intensities permitted by the Land Use Plan. Overall, this element is designed to:

- Preserve and protect the City's existing residential neighborhoods,
- Direct future growth to key opportunity areas along the City's primary transportation corridors,
- Support quality expanded housing and employment opportunities, and
- Promote a strong sense of place and identity in Lawndale.

Organization of Element

The Land Use Element goals and policies address each of the following topics as they relate to Lawndale:

- Land Use Mix
- Managed Growth
- Land Use Compatibility
- Community Character and Design



Overview

The Land Use Element provides for a development and resource conservation pattern that preserves and protects Lawndale's unique small-town character while promoting opportunities for expanded housing opportunities, economic development, and local job growth. Ensuring that Lawndale has sufficient capacity and flexibility to support a diverse mix of land uses is essential to the community's ability to thrive and be economically sustainable over time; the Economic Development Element provides important complementary policy direction to support the City's land use priorities.

State law requires the Land Use Element to address the following, to the extent they are locally relevant:

- Proposed general distribution, general location and extent of the uses of the land for housing, business, industry, open space, including agriculture, natural resources, recreation, and enjoyment of scenic beauty, education, public buildings and grounds, solid and liquid waste disposal facilities, and other categories of public and private uses of land;
- Population density and building intensity; and
- Areas subject to flooding (the Lawndale General Plan addresses this topic within the context of its Public Safety Element).

Background information regarding land use is presented in Chapter 2 of the General Plan Update Existing Conditions Report.

Planning Area Boundaries

City Limits

The *City Limits* include all area within the City's corporate boundary, over which the City exercises land use authority and provides public services.

Sphere Of Influence

A *Sphere of Influence* (SOI) is the probable physical boundary and service area of a local agency, as adopted by a Local Agency Formation Commission (LAFCO). A SOI may include both incorporated and unincorporated areas within which a city or special district will have primary responsibility for the provision of public facilities and services. Lawndale's SOI extends east of City Limits into the Los Angeles County unincorporated community of El Camino Village. El Camino Village is primarily a densely developed, single-family residential community with commercial uses along Crenshaw Boulevard. Although parts of El Camino Village share a Lawndale zip code, the City has historically not provided services to the community.

Planning Area

The *Planning Area* is the geographic area for which the General Plan provides a framework for long-term growth and resource conservation. State law requires the General Plan to include all territory within Lawndale's incorporated area as well as "any land outside its boundaries which in the planning agency's judgment bears relation to its planning" (California Government Code Section 65300). The Planning Area, as shown in Figure LU-2, includes the entire city limits (approximately 917 acres) as well as the City of Lawndale's SOI (approximately 229 acres); the entire Planning Area is approximately 1,146 acres.



Specific Plan Area

A city will often have neighborhoods or areas that are unique and/or important in ways that require special consideration. A specific plan is a major planning document that includes land use and development policies specific to an area. For Lawndale, the Hawthorne Boulevard Specific Plan (HBSP) regulates and guides the development of the Hawthorne Boulevard corridor and the north side of both Artesia Boulevard and Redondo Beach Boulevard. The HBSP acts as a tool for implementing the goals and policies of the General Plan through the regulation of use, density, height, and other design standards to achieve the overall vision for the area. The Specific Plan was originally adopted in June 1999 and has undergone various amendments since its adoption. A key action item of this Land Use Element is to update the HBSP to implement the goals and policies included in the City's updated General Plan.

The purpose of the HBSP is to help facilitate the successful redevelopment of the Specific Plan area into a thriving mixed-use activity center featuring high-quality multifamily housing choices, dynamic commercial options, and inviting public spaces. The Specific Plan is important to the City and its residents because it emphasizes economic growth along Hawthorne Boulevard and other significant transportation corridors, and accounts for the unique conditions along these corridors when providing detailed development guidance.

The boundaries of the HBSP are depicted on Figure LU-3.

Land Use Designations

The Land Use Designations in this General Plan specify the type of allowed uses associated with each designation. Zoning, specific plans, and individual development projects must be consistent with the intensities allowed under the General Plan.

Land Use Classification System

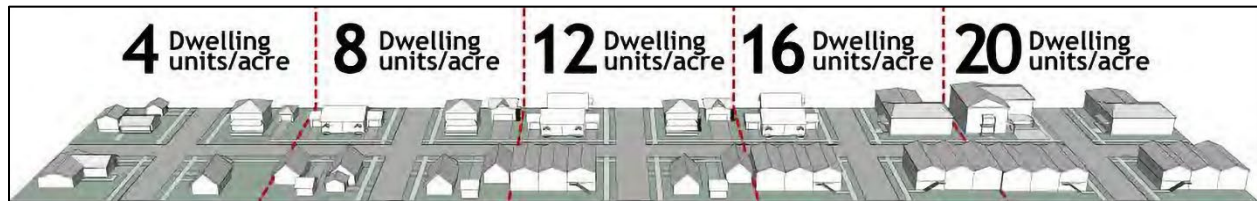
The Land Use Map (Figure LU-1) illustrates the various types and distribution of land uses planned for the community. The land use classification system includes nine land use designations. Land use designations identify the types and nature of development allowed in particular locations depicted on the Land Use Map (Figure LU-1).

The residential category includes three land use designations and an overlay designation that allow for a range of housing types and densities. The nonresidential grouping includes a variety of jobs-generating designations (Commercial and Industrial) as well as designations that serve the public good, including Public Facilities and Open Space. Finally, the Hawthorne Boulevard Specific Plan designation indicates that the Hawthorne Boulevard Specific Plan guides future land use and zoning decisions for that area of the City.



Density

Density refers to the intensity of residential uses in terms of a range, from a minimum to a maximum, of dwelling units per gross acre. Various building configurations representing different densities are shown below.



Buildout Potential

State General Plan law requires that the Land Use Element indicate the maximum densities and intensities permitted within the Land Use Plan. The land use designations shown on the Land Use Map are described in detail in this Element. Table LU-1 lists each of the land use designations shown on the Land Use Map and provides a corresponding indication of maximum density or intensity of allowable development. Maximum allowable development on individual parcels of land is governed by these measures of density or intensity. The table also includes the effective overall level of development within each land use designation within the City. These effective levels of development represent an anticipated overall density and intensity of development for Lawndale and are, therefore, less than the absolute maximum allowed for an individual parcel of land. For various reasons, many parcels in the community have not been developed to maximum density or intensity and, in the future, maximum development as described in this Element can be expected to occur only on a limited number of parcels. Actual future development would depend on future real estate and labor market conditions, property owner preferences and decisions, site-specific constraints, land turnover, and other factors. Additionally, new development and growth are largely dictated by existing development conditions. Very few communities in California actually develop to the full potential allowed in their respective General Plans during the planning horizon.

The overall future development in Lawndale is anticipated to occur at the expected level of density or intensity indicated in Table LU-1. Development at an intensity or density between the expected and maximum levels is desired when projects offer exceptional design quality, important public amenities or benefits, or other factors that promote important goals and policies of the General Plan. For the residential land use designations, projects are expected to build to a density at least as high as the lowest density allowed by the respective designation.



Residential Land Use Designations

Low Density Residential (LDR); 0 – 8.9 du/ac

The Low Density Residential land use designation provides for the development of single-family dwellings. This designation allows a density of 0–8.9 du/ac.

Medium Density Residential (MDR); 9.0 – 17.4 du/ac

The Medium Density Residential land use designation allows for a range of housing types including single-family detached and attached units and duplexes, condominiums, and townhouses. This designation allows a density of 9.0–17.4 du/ac.

High Density Residential (HDR); 17.5 – 33 du/ac

The High Density Residential land use designation provides for a variety of small-lot single-family dwelling units and multi-family dwelling units including: courtyard homes, patio homes, duplex, condominiums, townhouses, apartments, and manufactured homes. This designation allows a density of 17.5–33 du/ac.

Housing Opportunity Overlay (HOO); 20.0 – 100 du/ac

The Housing Opportunity Overlay, which applies to select sites outside of the Hawthorne Boulevard Specific Plan, provides opportunity for the development of high density housing in single-use and mixed-use formats at a density of 20.0–100.0 du/ac. New residential development at HOO sites, including residential development as part of a mixed-use project, must meet a minimum residential density of at least 20.0 du/ac, regardless of the underlying land use designation. For new nonresidential development, all standards related to the underlying land use designation shall continue to apply.

Non-Residential Land Use Designations

Commercial (C)

The Commercial land use designation provides for a variety of retail and service-oriented business activities, restaurants, services and office uses to meet the daily needs of residents. There is no minimum or maximum building intensity.

Industrial (I)

The Industrial designation permits light manufacturing, assembly, packaging, fabrication and processing of materials into finishing products rather than the conversion of raw materials. The industrial activity shall be conducted primarily within structures and outside storage areas and assembly activity should be limited. There is no minimum or maximum building intensity.

Open Space (OS)

The Open Space designation includes public parks, parks that are part of school sites, public and private outdoor recreational facilities, and landscaped open space areas.

Public Facilities (PF)

The Public Facilities designation provides for publicly owned properties and facilities including, schools, fire stations, police stations, community centers, utility substations, water facilities, administrative offices and City government office complexes. Other uses that are determined to be compatible with primary uses may also be allowed. There is no minimum or maximum building intensity.



Hawthorne Boulevard Specific Plan

Hawthorne Boulevard Specific Plan (HBSP); Densities and Intensities Vary

The Hawthorne Boulevard Specific Plan designation provides detailed policies, standards, and criteria for the area's development. Land uses within the Specific Plan area are detailed in the Specific Plan document. The Specific Plan serves as the land use and zoning map for the Specific Plan area. Any future amendments to the land uses identified in the Specific Plan will not require a revision to the General Plan (General Plan Amendment).

Table LU-1 General Plan Land Use 2045 Potential Buildout Summary

Land Use Designation	Acres ¹	Allowed Density and/or Building Intensity	Assumed Density and/or Building Intensity ²	Units	Population	Non-Residential Square Feet	Jobs
RESIDENTIAL LAND USES							
Low Density Residential	49	0-8.9 du/ac	8.5 du/ac	420	1,537	-	-
Medium Density Residential	460	9-17.4 du/ac	12 du/ac	5,534	18,404	-	-
High Density Residential	115	17.5-33 du/ac	30 du/ac	3,464	9,418	-	-
Housing Opportunity Overlay ³		20-100 du/ac	50 du/ac			-	-
<i>Residential Subtotal</i>		-	-			-	-
NON-RESIDENTIAL LAND USES							
Commercial	38	No max	0.5	311	706	4,904,877	1,673
Industrial	21	No max	0.5	-	-	459,130	612
Public Facilities	172	No max	0.15	-	-	1,124,243	1,124
Open Space	14	-	-	27	62	-	-
<i>Non-Residential Subtotal</i>		-	-				
SPECIFIC PLAN LAND USES							
Hawthorne Boulevard Specific Plan Area ⁴	95	Varies	24-75 du/ac and 0.6	3,931	11,017	2,484,823	4,970
<i>Specific Plan Subtotal</i>	95	-	-	3,931	11,017	2,484,823	4,970
Totals	1,195	-	-	15,405	47,430	5,351,026	9,208

1. Acres are given as adjusted gross acreages, which do not include the right-of-way for major roadways, flood control facilities, or railroads.
2. Density/building intensity includes both residential density, expressed as dwelling units per acre, and nonresidential intensity, expressed as floor area ratio (FAR), which is the amount of building square feet in relation to the size of the lot. While no minimum or maximum building intensities apply to land uses within Lawndale, an assumed building intensity) is used in Table LU-1 to establish potential buildout totals. Historically, citywide buildout levels do not achieve the maximum allowable density/intensity on every parcel, and are, on average, lower than allowed by the General Plan. Accordingly, the projections in this General Plan do not assume buildout at the maximum density or intensity but are adjusted downward to account for variations in development.
3. Acreage and the development potential of the Housing Opportunity Overlay is not included in the total acreage; figures associated with development of these areas are included within the underlying base designations. The assumed density for all sites designated with the HOO is 50 du/ac, regardless of the underlying base designation.
4. Parcels within the Hawthorne Boulevard Specific Plan that are identified in the City's 2021-2029 Housing Element as Housing Overlay 150 sites shall have a maximum density of 150 du/ac. The buildout estimate for the Hawthorne Boulevard Specific Plan uses an assumed density of 75 du/ac for sites in the Specific Plan area identified in the City's Housing Sites Inventory. All other sites where residential uses are allowed have an assumed density of 24 du/ac.



GOAL LU-1 LAND USE MIX

A community with a fiscally sustainable mix of land uses that meets the diverse needs of Lawndale residents, offers a variety of housing, employment opportunities, and supports the provision of public services.

Every community requires a mixture of land uses: residential land to provide housing; commercial and industrial land to provide goods and services, tax revenue, employment opportunities; public and institutional land to provide public services and infrastructure; and parks and open space for the enjoyment of all. A desirable community provides a balance of land uses that responds to and anticipates its residents' current and future needs.

LU-1 Policies

- LU-1.1 **Sustainable Land Use Pattern.** Provide an appropriate land use plan that promotes efficient development; fosters and enhances community livability and public health; sustains economic vitality; promotes efficient development and multiple transportation options; reduces pollution, greenhouse gas emissions, and the expenditure of energy and other resources; and ensures compatibility between uses consistent with the land use designations identified in this Element and Land Use Map (LU-1).
- LU-1.2 **Balance Jobs and Housing.** Balance levels of employment and housing within the community to provide more opportunities for Lawndale residents to work locally, reduce commute times, and improve air quality.
- LU-1.3 **Diversity of Residential Options.** Strive to maintain a reasonable balance between rental and ownership housing opportunities across all residential types, including single family detached homes and senior housing, by maintaining a range of allowable land use densities.
- LU-1.4 **Commercial Corridors.** Encourage development of well-maintained, functional, and appropriate commercial, retail, and employment opportunities in stand-alone and mixed-use formats, particularly along Hawthorne Boulevard, major arterials, and at major intersections where there is maximum visibility and access.
- LU-1.5 **Public Services for Quality of Life.** Maintain appropriate sites for institutional and public facility uses that can accommodate the infrastructure and facilities needed to serve the community.
- LU-1.6 **Uses to Meet Daily Needs.** Encourage uses that meet daily needs, such as grocery stores, local-serving restaurants, and other businesses and activities, within walking distance of residences to reduce the frequency and length of vehicle trips.
- LU-1.7 **Public Gathering Spaces.** Support the provision of attractive outdoor public gathering places such as plazas, green space, and squares to strengthen social engagement and provide visual relief throughout the City.



LU-1 Actions

- LU-1a Create consistency between the City's Zoning Code and Zoning Map and General Plan.
- LU-1b Update the Hawthorne Boulevard Specific Plan as appropriate to ensure consistency with this Land Use Element, designations shown on Figure LU-1, and the City's adopted 2021-2029 Housing Element.
- LU-1c Review the Zoning Code and update as appropriate to reflect Land Use goals, policies, and implementation actions included in this Plan.
- LU-1d As part of development review process, ensure that developments fall within the minimum and maximum density requirements stipulated on the Land Use Map and included within the Land Use Descriptions. Projects shall also be reviewed for consistency with the development standards and density requirements established by any applicable Specific Plan governing the area in question.
- LU-1e Initiate a coordinated process to regularly review and adjust population assumptions and forecasts in conjunction with the Department of Finance, Southern California Association of Governments (SCAG), and the County of Los Angeles in order to adequately plan for growth, including jobs-housing balance projections.



GOAL LU-2 MANAGED GROWTH

A City that manages and directs growth to strategic locations so that the community and its neighborhoods are protected and enhanced.

Population growth in Lawndale and the Los Angeles metropolitan region is expected to continue, accompanied by a variety of new development that has the potential to impact community character. While recognizing that change is inevitable, the community can strategically plan and guide future development to specific locations most suitable for redevelopment to support the provision of new residential and employment opportunities, while protecting and enhancing the existing character of Lawndale and its neighborhoods.

LU-2 Policies

- LU-2.1 **Existing Land Use Pattern.** Strive to maintain the basic pattern of existing land uses, preserving residential neighborhoods, while providing for enhancement of mixed-use corridors to accommodate desirable redevelopment plans and improve economic sustainability.
- LU-2.2 **Focused Areas for New Development.** Encourage new development to be focused within the Hawthorne Boulevard Specific Plan area and within the City's Housing Opportunity Overlay sites to preserve the character of the community's existing single-family uses, promote active transportation options, and create vibrant mixed-use activity nodes.
- LU-2.3 **Hawthorne Boulevard Specific Plan.** Facilitate the redevelopment of Hawthorne Boulevard through implementation of the Hawthorne Boulevard Specific Plan which encourages a mixture of quality multi-family housing development, local- and destination-type commercial uses, eateries, and civic uses such as cultural and performing art facilities in innovative development formats.
- LU-2.4 **Developable Parcels.** Encourage the consolidation of small lots into larger developable parcels (at least 0.50 acres), particularly in the Hawthorne Boulevard Specific Plan area, to create new opportunities for financially viable development that supports the City's desired land use mix.
- LU-2.5 **Homeownership Opportunities.** Encourage the development of for-sale housing to expand local homeownership opportunities.
- LU-2.6 **Regional Growth.** Notify adjacent jurisdictions and agencies of proposed land use actions within the Planning Area that may affect them and take appropriate action to consider and respond to their concerns.
- LU-2.7 **Unincorporated Areas.** Respect the history of the unincorporated neighborhoods in Lawndale's planning area and continue to provide land use direction for those areas in accordance with applicable local, regional, and State regulations.



LU-2 Actions

- LU-2a Prepare a General Plan Status Report annually as required by California Government Code. This includes reviewing the General Plan Land Use planning objectives and General Plan Land Use Map to ensure they continue to support the community's long-term land use vision and amend the text and map as necessary to maintain a modern land use planning perspective.
- LU-2b Conduct outreach to commercial center owners to discuss strategies, benefits, and opportunities for lot consolidation, parcel assemblage, and parking/reciprocal access agreements.
- LU-2c Evaluate the feasibility of providing administrative incentives, such as expedited processing, for lot consolidations, especially in the Hawthorne Boulevard Specific Plan area and Housing Opportunity Overlay sites.
- LU-2d Investigate possible incentives for new pedestrian-friendly anchor development at important road intersections to attract retail clientele and increase foot traffic.
- LU-2e Implement the Hawthorne Boulevard Specific Plan to guide future development in this area. This includes reviewing and revising the implementation strategies identified in the Specific Plan as part of the Specific Plan's comprehensive update, and prioritizing the most critical actions for funding and staff resources.



GOAL LU-3 LAND USE COMPATIBILITY

A community where new development is sensitively integrated with existing development, including residential neighborhoods, and minimizes impacts on surrounding land uses.

Lawndale is primarily a residential community and will continue to have a substantial portion of its land devoted to housing. While the City requires a comprehensive circulation system and revenue generated by commercial, office, and industrial uses to support the needs of the community, these roadways and non-residential land uses must be compatible with the existing community and neighborhoods.

LU-3 Policies

- LU-3.1 **Surrounding Uses.** Consider as part of the development review process the compatibility of new development with surrounding uses and the ability of new development to enhance the character of the surrounding area.
- LU-3.2 **Use Configuration.** Permit a mixture of compatible land uses on a single site or within a single development project in a vertical or horizontal configuration.
- LU-3.3 **Code Compliance.** Require land use compatibility through adherence to the policies, standards, and regulations in the Municipal Code, Zoning Code, and other regulations or administrative procedures that manage the form and relationship of projects and uses.
- LU-3.4 **Residential Uses.** Require that new residential development be designed to protect residents from potential conflicts with adjacent land uses, and other features including transportation facilities.
- LU-3.5 **Scale and Massing.** Require that the scale and massing of new development provide appropriate transitions in building height and bulk that are sensitive to the physical and visual character of adjacent lower density neighborhoods.
- LU-3.6 **Mixed-Use Design Integration.** Require that residential and nonresidential portions of mixed-use buildings and sites be integrated through site and building design to ensure compatibility among uses.
- LU-3.7 **Development Buffers.** Require new uses to provide buffers between existing uses where potential adverse impacts could occur, such as decorative walls, setbacks and landscaping, restricted vehicular access, parking enclosures, and lighting control.
- LU-3.8 **Telecommunications Facilities.** To the extent legally possible, regulate and ensure that telecommunications facilities such as cell towers, radio towers, and other appurtenances do not block, impede, or impair the visual quality of Lawndale.
- LU-3.9 **Interagency Cooperation.** Establish and maintain an ongoing liaison with Caltrans, LA Metro, utility companies, adjacent cities, and other major government and private agencies to help minimize the traffic, noise, and visual impacts of their facilities and operations.



LU-3 Actions

- LU-3a Prepare and adopt Objective Design Standards applicable to all new multi-family residential and mixed-use development.
- LU-3b Ensure all projects are reviewed and processed per the California Environmental Quality Act (CEQA) Guidelines.
- LU-3c Through the development review process, evaluate development proposals for land use and transportation network compatibility with existing surrounding or abutting development and neighborhoods.
- LU-3d Review the Zoning Code, and amend it, if necessary, to create standards addressing appropriate treatments to buffer nonresidential uses from residential and other sensitive uses.
- LU-3e Analyze land use compatibility through the development review process to require adequate buffers and/or architectural enhancements that protect sensitive receptors from intrusion of development activities that may cause unwanted nuisances and health risks.
- LU-3f Work with Southern California Edison (SCE) to improve compatibility of its facilities with other development and scenic resources. On an ongoing basis and through the development review process, the City shall:
- Request SCE improve transmission line corridors with attractive ornamental plantings, landscape screening, and trails.
 - Require new development to underground all utility lines needed to serve the development.



GOAL LU-4 COMMUNITY CHARACTER AND DESIGN

A visually attractive community that helps create a unique sense of place.

As a built-out, primarily residential community, Lawndale respects existing neighborhoods that comprise the community character. It is important that new development and redevelopment activities be planned and designed in a manner that enhances the community's identity and quality of life. Comprehensive policies, standards, and guidelines that encourage thoughtful community design and foster a sense of place should be implemented.

LU-4 Policies

- LU-4.1 **Local Identity.** Enhance Lawndale's local identity, distinct from its South Bay neighbors, through implementation of attractive high-quality gateways, city entry signs and design features, cohesive street signs, and other design features at public gathering spaces and other areas.
- LU-4.2 **Standards and Guidelines.** Develop and enforce development standards and objective design guidelines that provide clear direction for achieving quality community design in new development and redevelopment projects consistent with the City's desired aesthetic.
- LU-4.3 **Site Planning.** Require that new development use site planning techniques (e.g., the placement of proposed structures, building materials, landscaping, access ways) that consider the physical characteristics of its site and surrounding land uses, maximize access to sunlight and natural airflow between buildings, and optimize energy efficiency.
- LU-4.4 **Pedestrian-Scale Amenities.** Support the installation of pedestrian-scale amenities throughout the City that contribute to a high-quality living environment, such as street furniture, fountains, pedestrian-scaled signs and lighting, murals or public art, landscaping, and sidewalk improvements.
- LU-4.5 **Gathering Places.** Encourage the integration of on-site plazas or gathering spaces in new multi-family and mixed-use developments, and explore ways to creatively integrate outdoor dining, seating, or other activity-generating features into project design.
- LU-4.6 **Older Neighborhoods and Businesses.** Develop or participate in programs to rehabilitate older residential neighborhoods and commercial centers to prevent blight and maintain the quality of the built environment.
- LU-4.7 **Landscaping.** Encourage, to the maximum extent feasible, project and streetscape landscaping be designed to include drought tolerant, native California plant species and the use of a drip, micro-spray or other low-flow irrigation systems.
- LU-4.8 **Arts in Public Places.** Promote art in public places to provide a diverse and culturally rich environment for Lawndale's residents and visitors.
- LU-4.9 **Undergrounding of Utilities.** Encourage and assist, where possible, with the undergrounding of utility lines consistent with City regulations established in the Municipal Code.



LU-4 Actions

- LU-4a Create a master streetscape plan addressing landscaping, signage, lighting, gateway design, and special design features along enhanced corridors and at key entryways to the City. The plan should identify selected features and amenities that will create separate identities in different parts of the City.
- LU-4b Meet with Caltrans to stay informed regarding ongoing freeway improvements and to develop a strategy to create enhanced landscaping at the City's interchanges.
- LU-4c Create a process to consider community-generated requests in the formulation of the annual Capital Improvement Program budgeting process.
- LU-4d Research and evaluate the possibility of creating a façade improvement program to encourage property owners to improve upon and reinvest in their businesses.
- LU-4e Continue to implement the City's existing development standards, or create new standards if appropriate, to regulate new construction and revisions to existing buildings. New standards shall be created for higher density stand-alone residential projects and mixed-use projects to promote quality infill developments.
- LU-4f Seek grant funding ("greening" grants) to help offset the cost of landscape improvements along community corridors, with a focus on Hawthorne Boulevard.
- LU-4g Work with local nurseries to make trees more easily available.
- LU-4h Continue to implement the City's Art in Public Spaces ordinance, collect impact fees, and install art as appropriate.
- LU-4i Work with SCE to coordinate the undergrounding of new utilities with the undergrounding of existing utilities whenever financially and physically feasible.

Figure LU-1.
Land Use Map









This page intentionally left blank.

CITY OF LAWNDALE GENERAL PLAN

Figure LU-2.
Planning Area

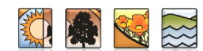
LEGEND

-  City of Lawndale
-  Sphere of Influence
-  Planning Area
-  Adjacent Incorporated Area



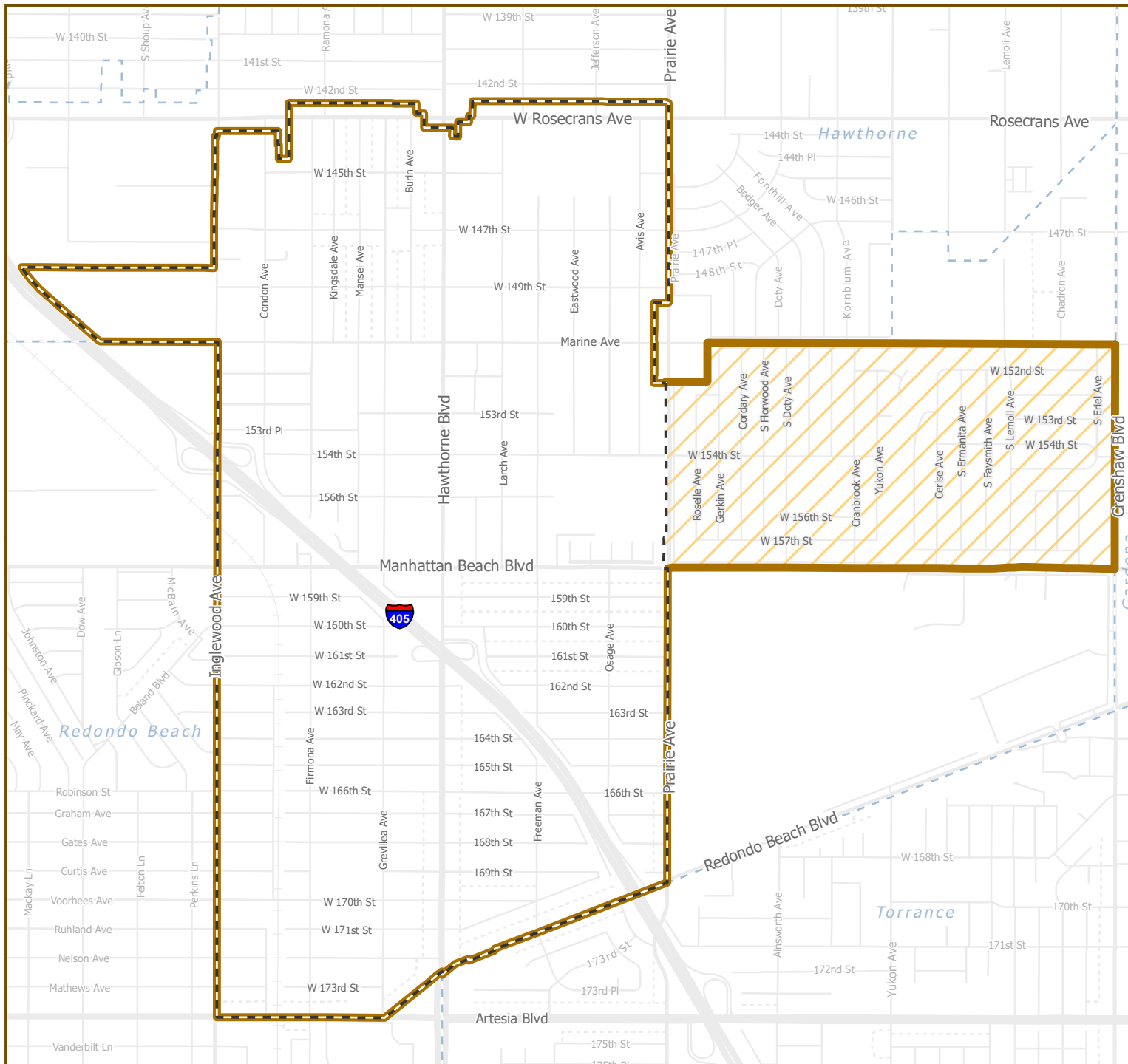
Sources: City of Lawndale; Los Angeles County.
Date: November 18, 2022.

City of Lawndale
The heart of the Southbay



2020 GENERAL PLAN &
HAWTHORNE BOULEVARD SPECIFIC PLAN UPDATE

De Novo Planning Group
A Land Use Planning, Design, and Development Firm










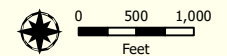
This page intentionally left blank.

CITY OF LAWDALE GENERAL PLAN

Figure LU-3. Hawthorne Boulevard Specific Plan Map

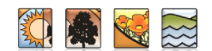
LEGEND

-  City of Lawndale
-  Sphere of Influence
-  Planning Area
-  Adjacent Incorporated
-  Hawthorne Boulevard Specific Plan Boundary



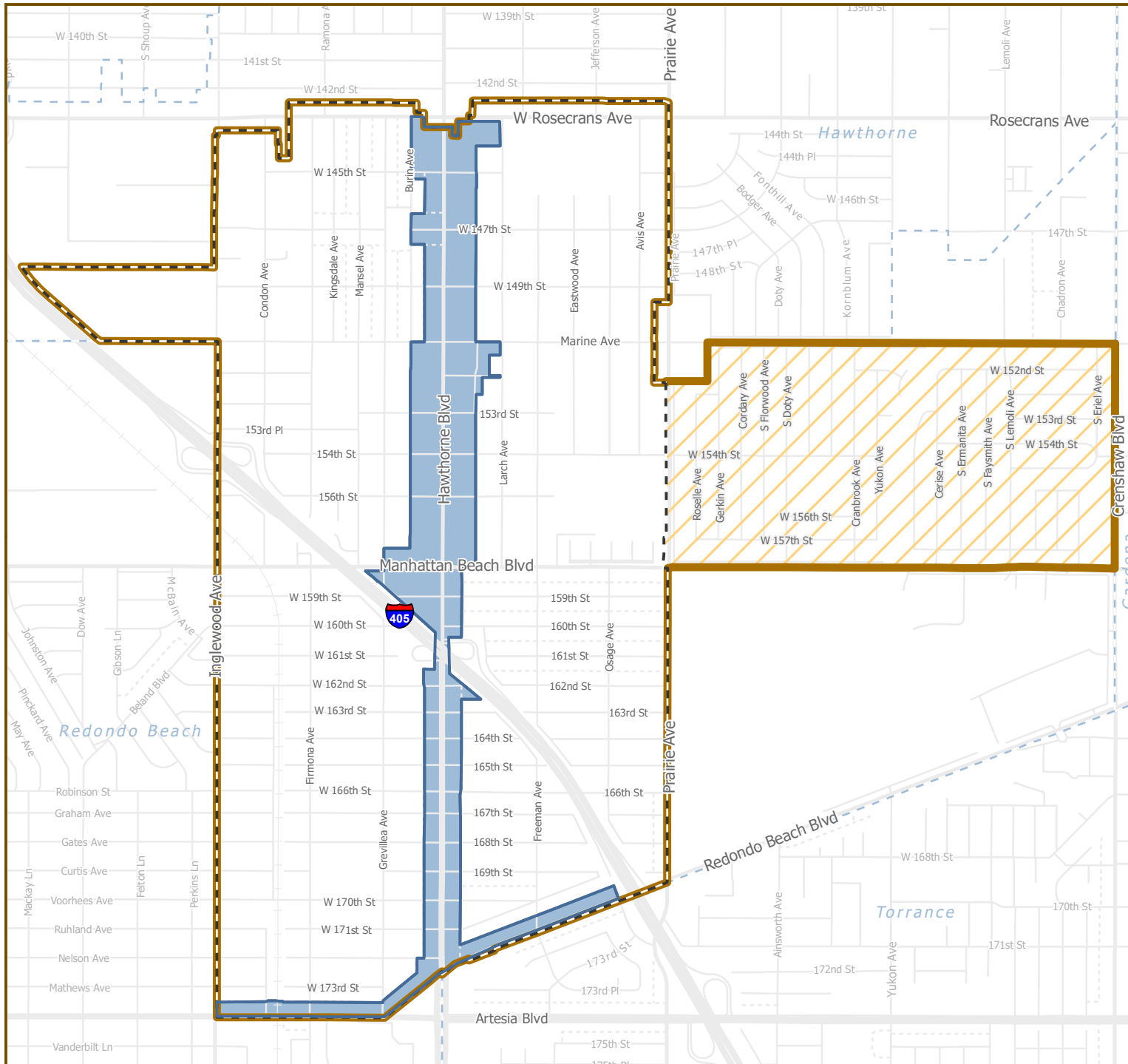
Sources: City of Lawndale; Los Angeles County.
Date: June 20, 2023.

City of Lawndale
The heart of the Southbay



2020 GENERAL PLAN &
HAWTHORNE BOULEVARD SPECIFIC PLAN UPDATE

De Novo Planning Group
A Land Use Planning, Design, and Development Firm





This page intentionally left blank.

Attachment D
Discussion of the City's Sphere of Influence Expansion



CITY OF LAWDALE

14717 BURIN AVENUE, LAWDALE, CALIFORNIA 90260
PHONE (310) 973-3200 ♦ www.lawndalecity.org

DATE: March 17, 2025
TO: Honorable Mayor and City Council
FROM: Dr. Sean M. Moore, City Manager
PREPARED BY: Peter Kann, Community Development Director
SUBJECT: **Discussion of the City's Sphere of Influence Expansion**

BACKGROUND

Community Development staff is requesting the City Council's direction regarding the City's existing Sphere of Influence (SOI) for El Camino Village/Alondra Park, an unincorporated community where municipal services are provided by the County of Los Angeles. According to the 2020 US Census, El Camino Village is approximately 1.4 square miles in size, population of 8,569 residents, 2,764 total households and encompass Alondra Park, and El Camino College. The approximate size of Alondra Park is 204 acres and the campus size of El Camino College is 126 acres, which represents a little over half of El Camino Village. The geographical location of the City's SOI and the County's land use policy for El Camino Village is provided as reference in Attachment 1. Alondra Park and El Camino College are not currently within the City's SOI.

Provided below are definition of terms that provide an overview about General Plan Planning Area, SOI, and the role of the Local Agency Formation Commission.

Definition

General Plan Planning Area - The Planning Area is a geographic area for which the General Plan provides a framework for long-term growth and resource conservation. State law requires the General Plan to include all territory within a City's incorporated area as well as "any land outside its boundaries which in the planning agency's judgment bears relation to its planning.

Sphere of Influence (SOI) - is the probable physical boundary and service area of a local agency, as adopted by a Local Agency Formation Commission (LAFCO). A SOI may include both incorporated and unincorporated areas within which a city or special district will have primary responsibility for the provision of public facilities and services. Lawndale's SOI extends east of City Limits into the Los Angeles County unincorporated community of El Camino Village. El Camino Village is primarily a densely developed, single-family residential community with commercial uses along Crenshaw Boulevard. Although parts of El Camino Village share a Lawndale zip code, the City has historically not provided services to the community.

Local Agency Formation Commission - An independent regulatory body, established in 1963 by the California Legislature responsible for overseeing local government boundaries, coordinating special districts formations, and conducting studies of municipal services in each of California's 58 counties.

STAFF REVIEW

Attachment 2 depicts neighboring cities' SOI Map which were produced by LAFCO. Recently, the City of Torrance initiated a Annexation Study for the potential annexation of El Camino Village which encompass residential areas currently within the City's SOI. The study analyzed potential impacts to the City of Torrance on a variety of subject such as revenue and expenditure fiscal analysis, demand for fire services and their required response times, cost of Torrance Police Department substation renovations, and added open space to Torrance's park inventory. The staff report and the annexation study is attached as Attachment 3. Torrance's exploration of annexation came to the City Manager's attention when he attended a South Bay Cities Council of Government (SBCCOG) meeting. Torrance's City Manager Office has reached out to City staff to meet, discuss, and answer questions about the annexation study. This meeting is scheduled for April 1, 2025 and subsequently staff will provide an update to the Council.

If directed by the City Council, staff would initiate contact with LAFCO staff to better understand the process for potential amendment to the City's SOI. Subsequently, Community Development staff will provide an update to the Council on LAFCO's process and procedural requirements. Since the City's existing SOI is identified within the General Plan 2045, one of the recommended action is for staff to present an agenda item to the City's Planning Commission for input to consider an application for a General Plan Amendment to amend the City's SOI to include El Camino College and Alondra Park.

LEGAL REVIEW

The City Attorney has reviewed this staff report and approves it.

FISCAL IMPACT

None.

RECOMMENDATION

It is recommended that the City Council:

1. Direct staff to:
 - Initiate and introduce a General Plan Amendment to be submitted to the Planning Commission for a recommendation for consideration by the City Council to amend and expand the City's Sphere of Influence;
 - Initiate and submit a SOI Amendment application to LAFCO; or
2. Provide further direction to staff.

Attachments

[Attachment 1 - Sphere of Influence.pdf](#)

[Attachment 2 LAFCO Maps.pdf](#)





[Attachment 3 - Torrance Documents.pdf](#)

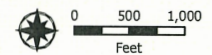
ATTACHMENT 1

**CITY OF LAWDALE
GENERAL PLAN**

**Figure LU-2.
Planning Area**

LEGEND

-  City of Lawndale
-  Sphere of Influence
-  Planning Area
-  Adjacent Incorporated Area



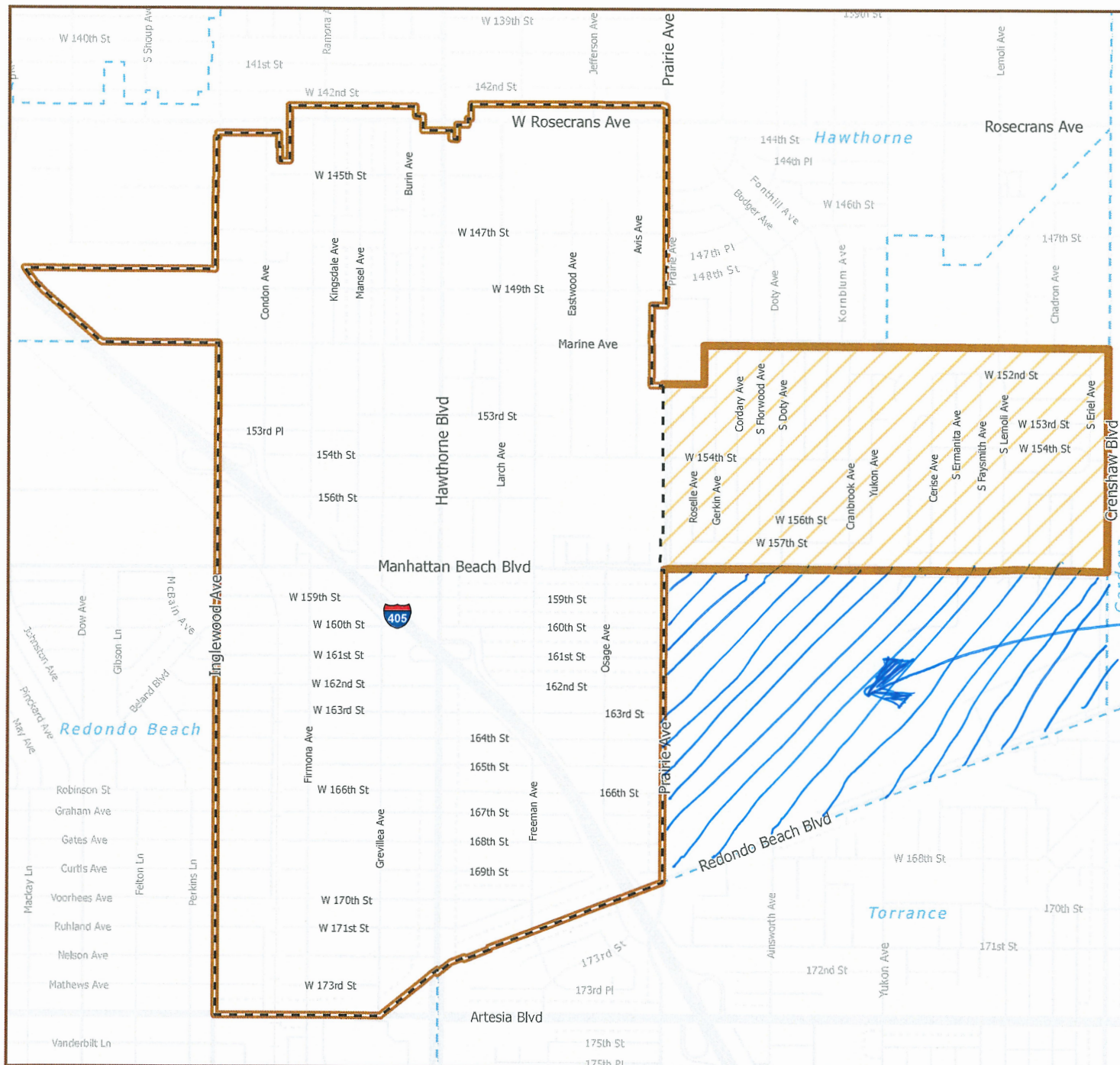
Sources: City of Lawndale, Los Angeles County,
Date: November 18, 2022.

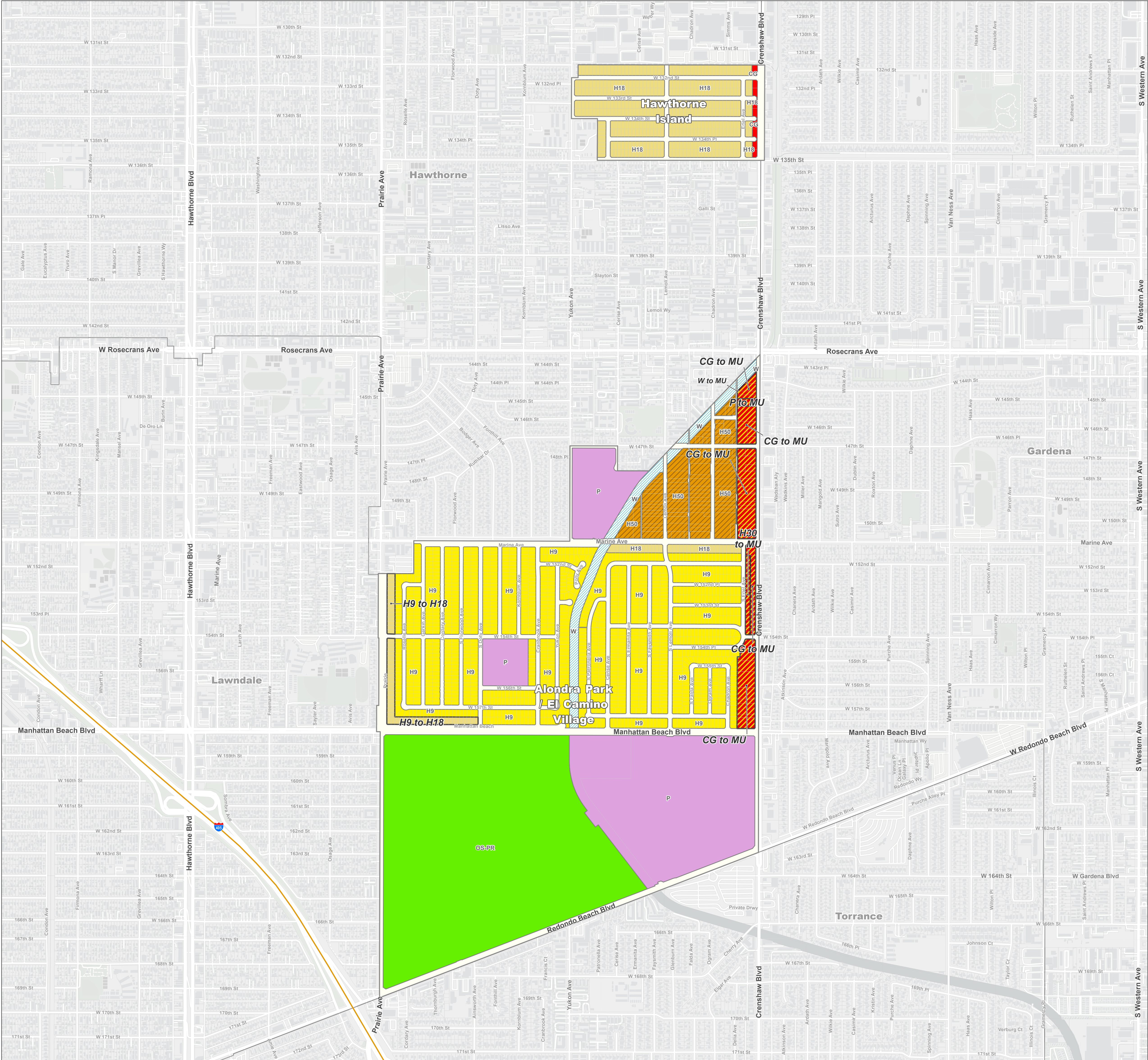
City of Lawndale
The heart of the Southbay



2020 GENERAL PLAN &
HAWTHORNE BOULEVARD SPECIFIC PLAN UPDATE

De Novo Planning Group
A Land Use Planning, Design, and Performance Firm





Los Angeles County

South Bay Area Plan: Proposed Land Use Policy

*Alondra Park / El Camino Village and
Hawthorne Island*

Proposed Land Use Policy Changes

- H18 - Residential 18
- MU - Mixed Use

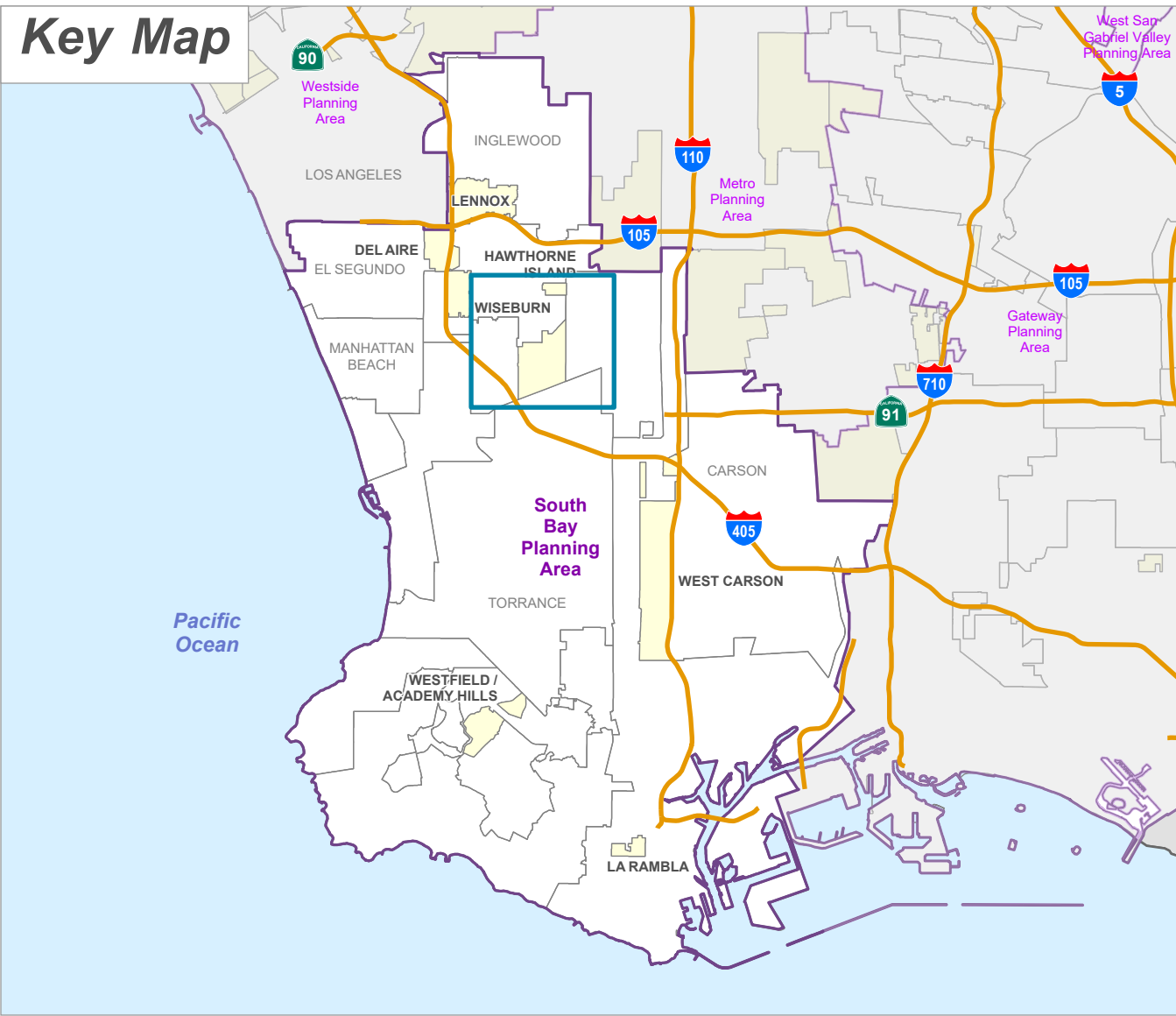
Land Use Policy (No Change)

- H9 - Residential 9
- H18 - Residential 18
- H50 - Residential 50
- CG - General Commercial
- P - Public and Semi-Public
- OS-PR - Parks and Recreation
- W - Water

Base Layers

- Freeway
- Parcels

Key Map



LA COUNTY
PLANNING

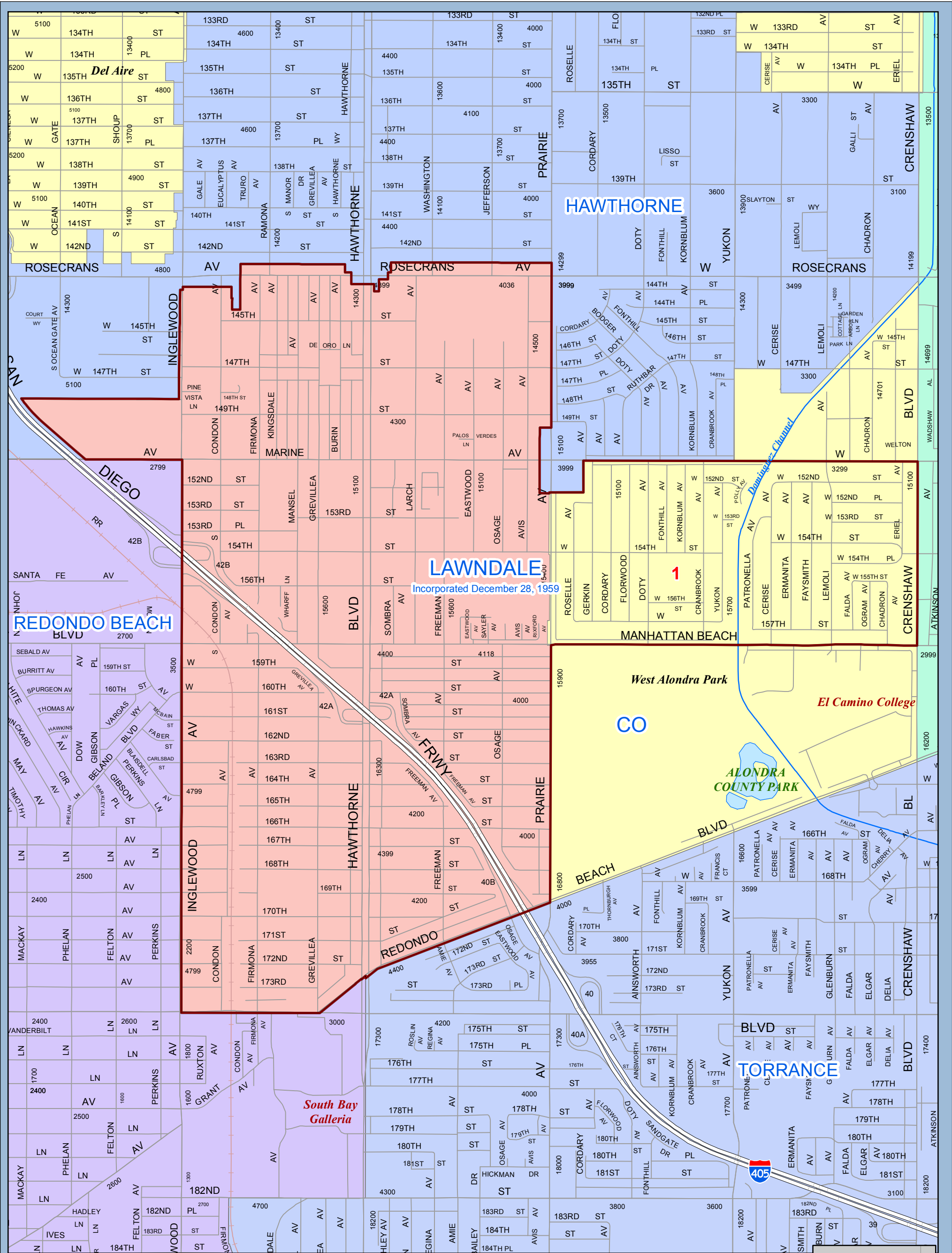
LOS ANGELES COUNTY
Dept. of Regional Planning
320 W. Temple St.
Los Angeles, CA 90012

Feet
0 500 1,000



Prepared by DRP GIS Section / February 2024

ATTACHMENT 2



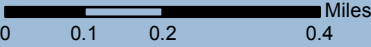
Legend

- City of Lawndale
- Lawndale Sphere of Influence (SOI)
- Joint SOI, Area E(1)
Gardena, Hawthorne. and Lawndale
Established 11-28-84
- Gardena and Hawthorne
Removed 09-28-05

Lawndale Sphere of Influence

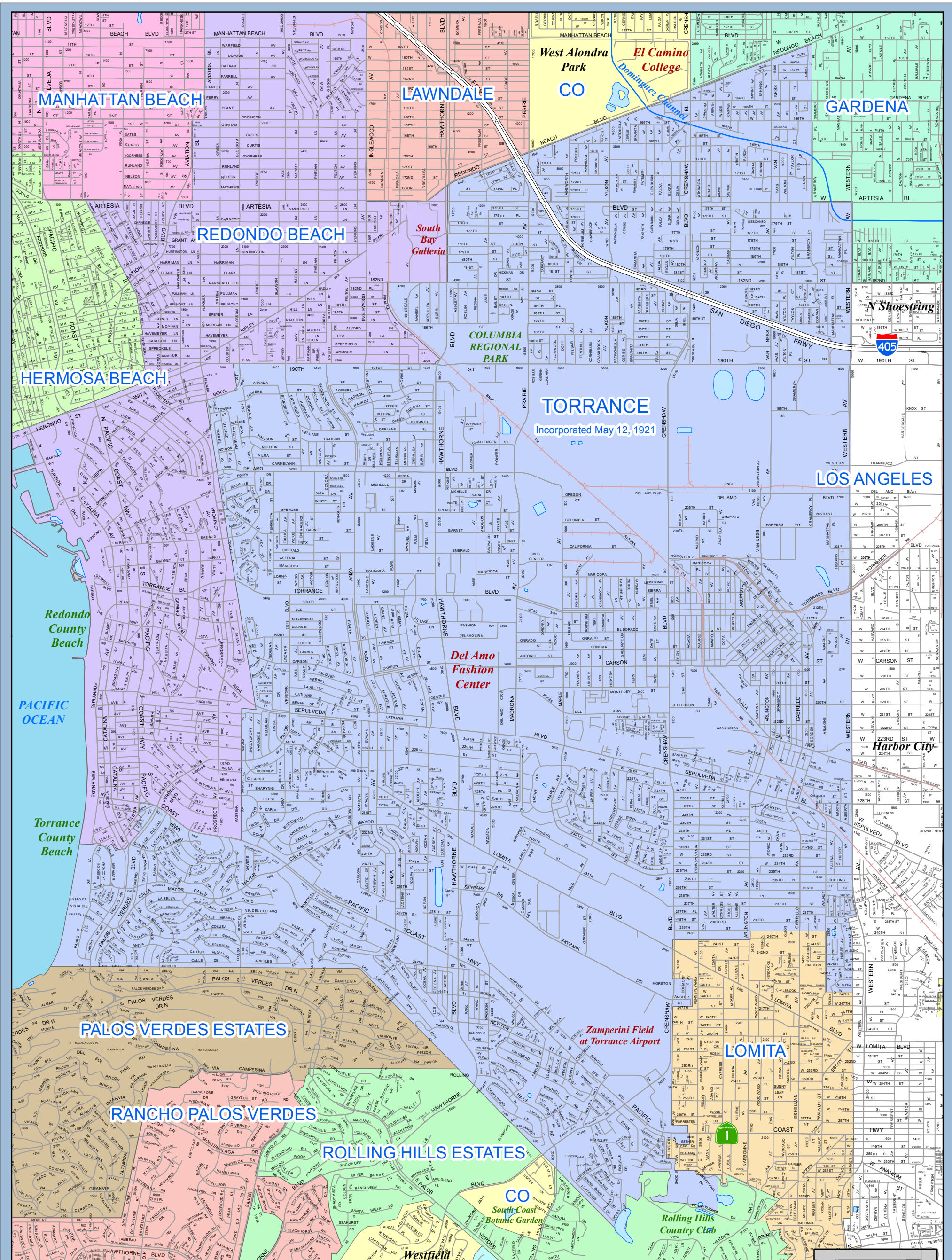
Sphere of Influence History	
Action	Effective Date
Established	11-14-73
Revised	09-28-84
Reconfirmed	11-14-12

1 in = 0.2 miles



Revised: November 14, 2012

C:\GIS\MXDs\Cities\Lawndale



Legend

- City of Torrance
- Torrance Sphere of Influence (SOI), Coterminous

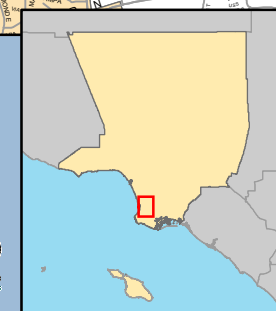
Sphere of Influence History	
Action	Effective Date
Established	04-25-84
Reconfirmed	09-28-05
Reconfirmed	10-10-12

1 in = 0.6 miles

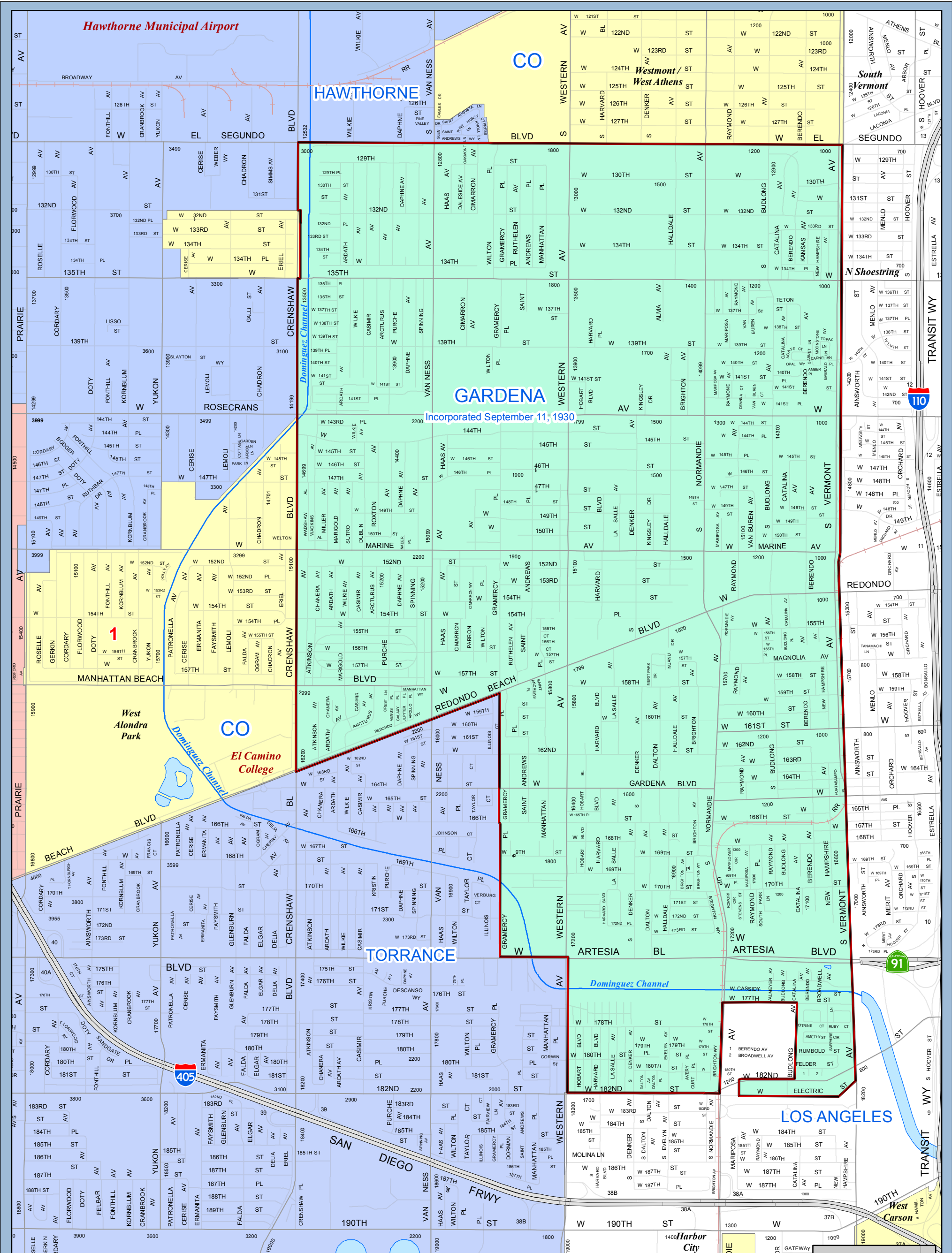
0 0.2 0.4 0.8 Miles



Revised: November 19, 2014



C:\GIS\MXD\Cities\Torrance



Legend

Gardena Sphere of Influence (SOI), Coterminous

City of Gardena

Area E(1), Joint SOI
Hawthorne, Lawndale, and Gardena
Established 11-28-84
Joint SOI Gardena and Hawthorne
Removed 09-28-05

Gardena Sphere of Influence

Sphere of Influence History

Action	Effective Date
Established	11-14-73
Reconfirmed	09-28-05
Reconfirmed	03-12-14

1 in = 0.3 miles

0 0.125 0.25 0.5 Miles

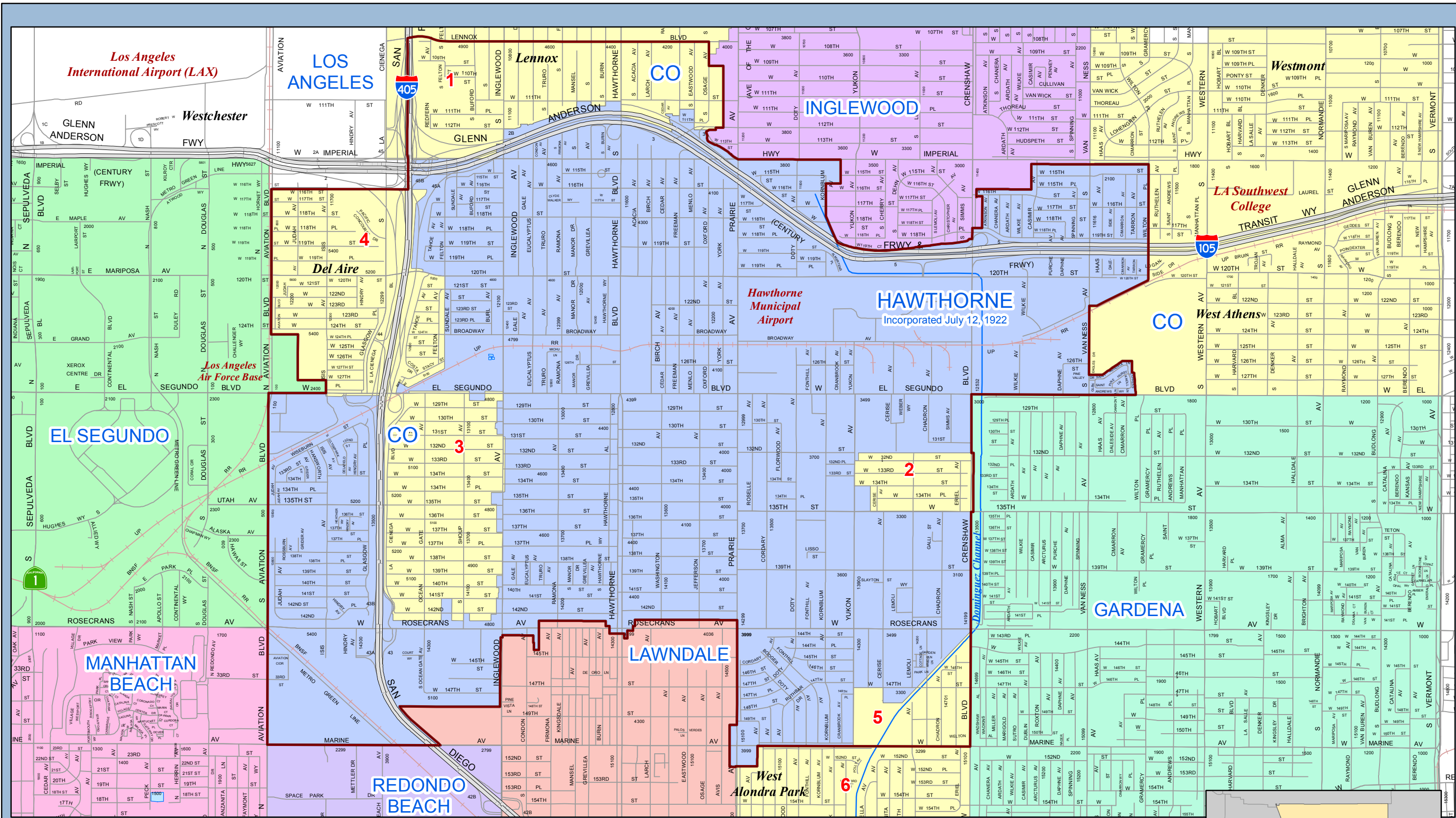


LAFCO
Local Agency Formation Commission
for the County of Los Angeles

Revised: March 12, 2014



C:\GIS\MXD\Cities\Gardena



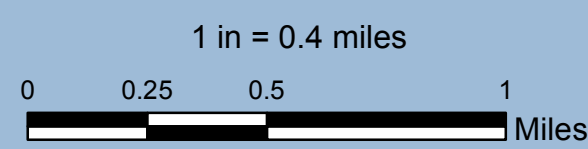
Legend

- Hawthorne Sphere of Influence (SOI)**
- City of Hawthorne**
- 1** Study V, Area 1(C) Established 11-14-73
- 2** Study V, Area 3 Established 11-14-73

- 3** Study V, Area 6 Established 11-14-73
- 4** Study V, Area 7 Established 11-14-73
- 5** Areas 1 & 2 Established 04-25-84
- 6** Area E(1) Joint SOI Gardena, Lawndale, and Hawthorne Established 11-28-84
- Joining SOI Gardena and Hawthorne Removed 09-28-05

Sphere of Influence History	
Action	Effective Date
Established	11-14-73
Reconfirmed	09-28-05
Reconfirmed	08-12-15

Hawthorne Sphere of Influence



Attachment E
Sphere of Influence Map





Figure LU-1.
Land Use Map

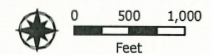


**CITY OF LAWDALE
GENERAL PLAN**

**Figure LU-2.
Planning Area**

LEGEND

-  City of Lawndale
-  Sphere of Influence
-  Planning Area
-  Adjacent Incorporated Area



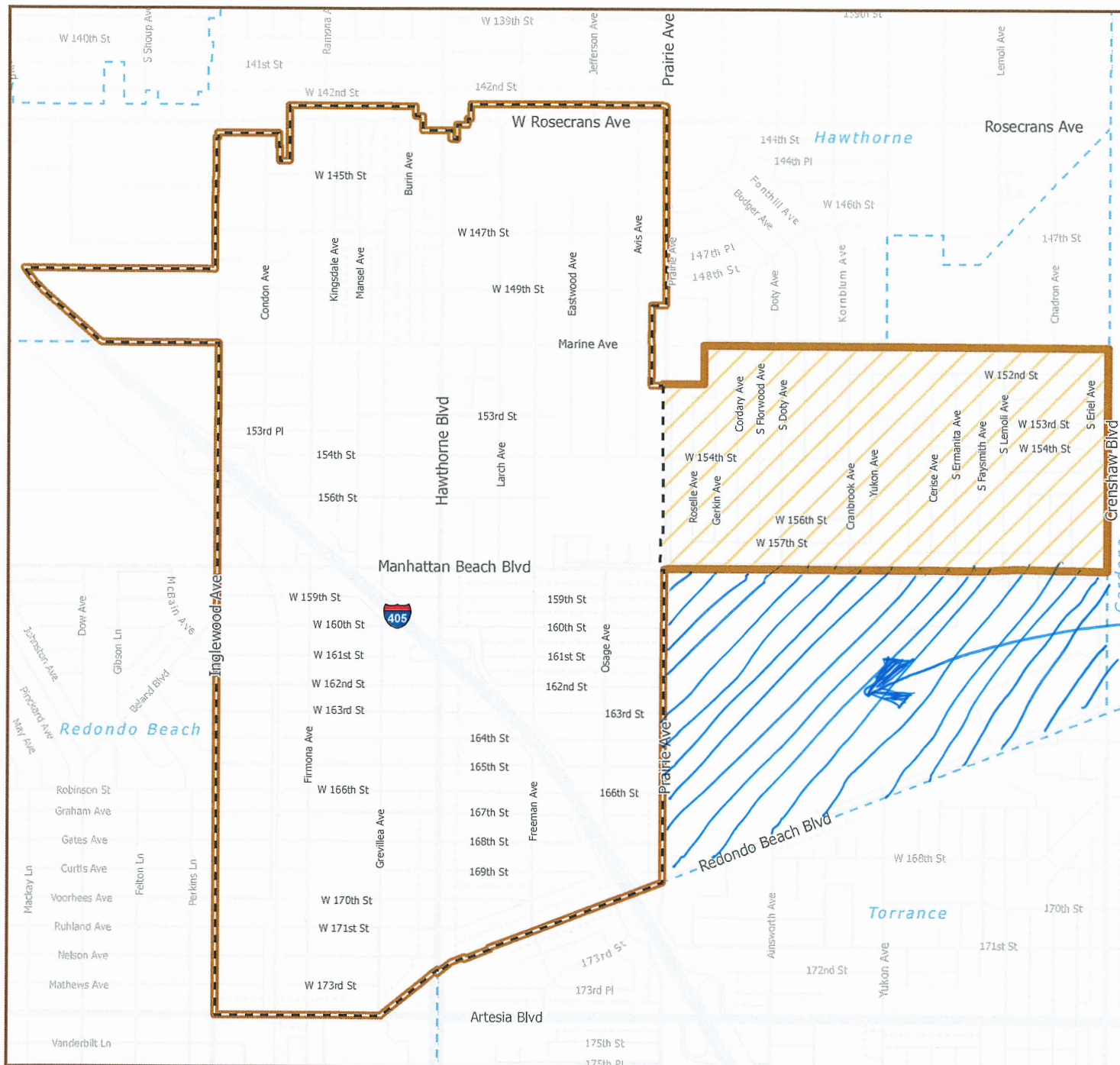
Sources: City of Lawndale, Los Angeles County,
Date: November 18, 2022.

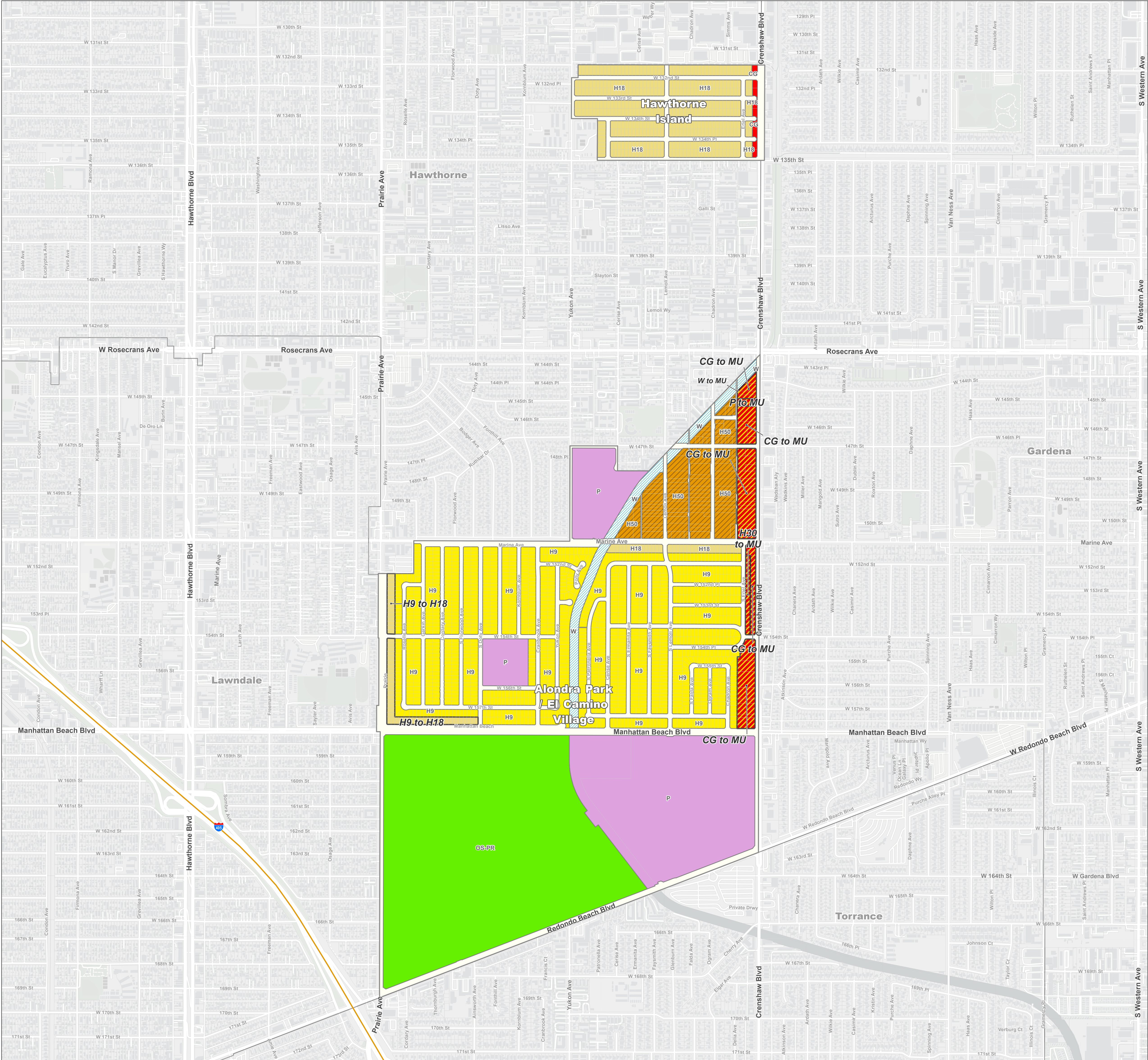
City of Lawndale
The heart of the Southbay



2020 GENERAL PLAN &
HAWTHORNE BOULEVARD SPECIFIC PLAN UPDATE

De Novo Planning Group
A Land Use Planning, Design, and Performance Firm





Los Angeles County

South Bay Area Plan: Proposed Land Use Policy

Alondra Park / El Camino Village and
Hawthorne Island

Proposed Land Use Policy Changes

- H18 - Residential 18
- MU - Mixed Use

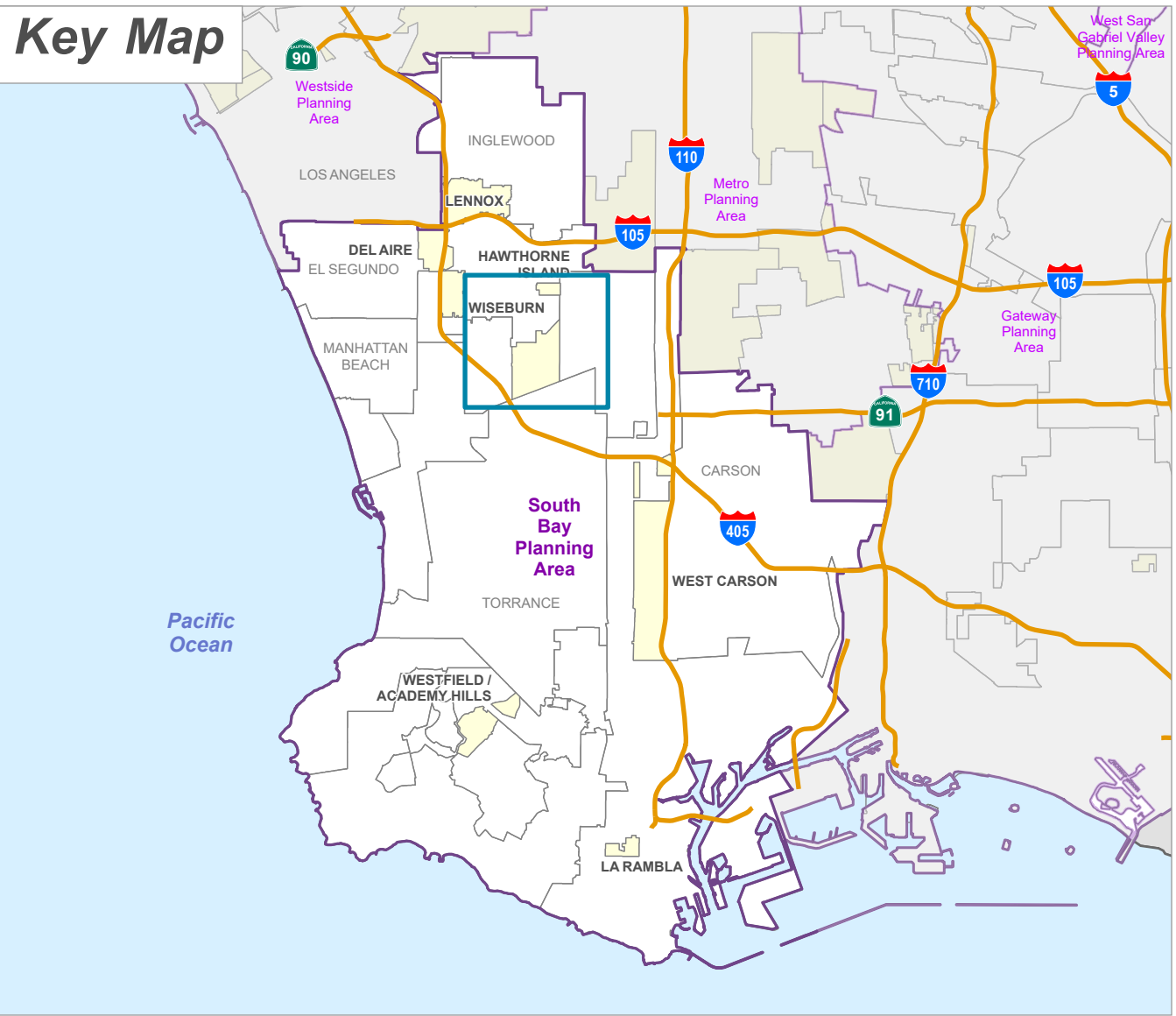
Land Use Policy (No Change)

- H9 - Residential 9
- H18 - Residential 18
- H50 - Residential 50
- CG - General Commercial
- P - Public and Semi-Public
- OS-PR - Parks and Recreation
- W - Water

Base Layers

- Freeway
- Parcels

Key Map



LA COUNTY
PLANNING

LOS ANGELES COUNTY
Dept. of Regional Planning
320 W. Temple St.
Los Angeles, CA 90012

Feet
0 500 1,000



Prepared by DRP GIS Section / February 2024

Attachment F
Proof of Daily Breeze Publication

Notice is hereby given that at 6:30 p.m. on Wednesday, May 14, 2025, the Planning Commission of the City of Lawndale will hold a public hearing in the City of Lawndale City Council Chambers located at 14717 Burlin Avenue, Lawndale, California, to review the following proposals:

CASE NO. 25-13: A General Plan Amendment to expand the City of Lawndale's Sphere of Influence Planning Area so as to include a portion of El Camino Village/Alondra Park geographic area.

Location: UnIncorporated Community of El Camino Village/Alondra Park bounded by the following streets: Prairie Avenue to the west, Redondo Beach Boulevard to the south, Crenshaw Boulevard to the east and Manhattan Beach Boulevard to the north.

General Description of Proposal: The project consists of a General Plan Map Amendment to include the El Camino Village/Alondra Park unIncorporated area as part of the City of Lawndale's Sphere of Influence Planning Area. El Camino Village is primarily a densely developed, single-family residential community with commercial uses along Crenshaw Boulevard, located outside of Lawndale's city boundaries and under the land use jurisdiction of Los Angeles County. The Planning Commission recommends that the Lawndale City Council find the proposed EIR Addendum consistent with General Plan 2045. Since the proposed Project is consistent with the goals and policies identified in the General Plan 2045 and analyzed in the General Plan FEIR (State Clearinghouse No. 2022120088), expansion of the City's Sphere of Influence would not result in any new or altered cumulative impacts beyond those addressed in the General Plan FEIR. Any grounds for opposing this Project must be made at the time of the hearing or made through written correspondence. If you challenge this matter in court, you may be limited to raising only those issues you or someone else raised in the hearing.

Those wishing to comment on this item may do so in person at the public hearing or by submitting written comments to pkann@lawndalecity.org by 5:30 p.m. on April 9, 2025. You may contact Peter Kann, Community Development Director, for further information regarding this matter at (310) 973-3231.

Daily Breeze
Published: 4/25/25

Attachment G
City Council Resolutions

RESOLUTION NO. CC-2312-048

**A RESOLUTION OF THE CITY COUNCIL
OF THE CITY OF LAWDALE, CALIFORNIA
ADOPTING THE CITY'S GENREAL PLAN 2045.**

WHEREAS, state law requires the City of Lawndale ("City") to adopt and maintain a General Plan that contains certain mandatory elements, describes the City's long-term goals and develops policies and programs to achieve those goals; and

WHEREAS, State law allows that the City periodically amend the General plan to ensure that it is consistent with the conditions, values, expectations and needs of its residents, businesses and other stakeholders; and

WHEREAS, the City's General Plan was originally adopted in 1998 and has been updated and amended since adoption in order to address certain changes such as economic, environmental, social, and legal as well as the above-mentioned needs and expectations of stakeholders;

WHEREAS, in conformance with Government Code Section 65300 et sec. the City commenced a comprehensive update to the City of Lawndale General plan; and

WHEREAS, Section 15126, 15417 and 15176 of the California Government Code sets forth the specific components to be contained within the General Plan; and

WHEREAS, California Government Code 65302 requires that all General Plans include 8 State-mandated elements, including land use, circulation, housing, conservation, open space, noise, environmental justice, and safety elements,

WHEREAS, the City's Planning Department staff, with the assistance of a consultant, has prepared the update to the Lawndale General Plan 2045 and Final Environmental Impact Report ("Project"), which document was previously reviewed by the Planning Commission and

WHEREAS, the City is currently undertaking an update to its Hawthorne Boulevard Specific Plan and its zoning codes to establish new land use strategies to accommodate the City's 6th Cycle RHNA and implement the Housing Programs of the 2021-2029 Housing Element which updates will include changes to reflect the Project; and

WHEREAS, the City Council has certified the Final Environmental Impact Report for the Project, and

WHEREAS, a public hearing before the City Council for the Project was properly noticed on November 18, 2023 and set for December 4, 2023; and

WHEREAS, the public hearing was continued by City Council to December 18, 2023; and

WHEREAS, at that public hearing evidence was heard and presented from all persons interested in affecting said Project, from all persons protesting the same and from members of the City staff and the City Council, having reviewed, analyzed and studied said proposal.

WHEREAS, the City Council now desires to adopt the comprehensive update to the City's General Plan 2045, and

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF LAWNDAL, CALIFORNIA, DOES HEREBY RESOLVE AS FOLLOWS:

Section 1. The City Council finds and determines that the recitals above are true and correct.

Section 2. The City Council hereby adopts and approves the City's General Plan 2045 comprehensive update.

Section 3. The City Council has certified the Final EIR pursuant to the California Environmental Quality Act and adopted Findings of Fact and a Statement of Overriding Considerations for the General Plan 2045. The City Council hereby incorporates by reference as if fully set forth herein, the Resolution certifying the Final EIR and adopting the Findings of Fact, and Statement of Overriding Considerations for the General Plan 2045.

Section 4. The City Council based on substantial evidence in the record, hereby makes the following findings in support of adoption of the General Plan 2045:

- A. State law requires that each city adopt a general plan to describe its long-term goals and policies and programs to achieve those goals. The general plan is often referred to a city's "constitution" for future growth and development as land use decisions, the Zoning Code, development approvals, and other policies of the City must be consistent with the General Plan. The General Plan 2045 outlines a vision for the City's long-term physical and economic development and community enhancement and sets forth goals and policies that will allow this vision to be accomplished. The General Plan 2045 also provides the basis for establishing City priorities for implementing plans and programs.
- B. It is in the best interest of public health, safety, and welfare to update the City's General Plan to incorporate current conditions and community goals and to extend the planning horizon to 2045.
- C. The General Plan 2045 is consistent with the requirements of the California Government Code regarding General Plans and the General Plan guidelines in effect as of the date of this Resolution, and the General Plan is internally consistent with all of the objectives, policies, general land uses, programs, and actions of all elements of the General Plan 2045. The General Plan 2045 is a comprehensive update of the City's General Plan and includes an update of the existing elements as well as the addition of new elements. The General Plan 2045 addresses all state-mandated elements.
- D. The General Plan 2045 is in compliance with the provisions of CEQA. A Final EIR has been prepared for the General Plan 2045 that provides a description of potential environmental impacts of the General Plan 2045, includes mitigation measures to reduce impacts to less than significant levels where feasible, and evaluates alternatives to the General Plan 2045. All interested parties and members of the public were permitted to comment on the Draft EIR during the 45-day public

comment period, and the City prepared written responses to comments in accordance with CEQA, which were included in the Final EIR. Neither the changes to the Proposed Project nor the Final EIR constitute significant new information triggering recirculation of the EIR. Pursuant to CEQA Guidelines 15092 and 15093, the City Council finds that it may approve the Proposed Project despite the remaining significant effects on the environment that are unavoidable as the City Council has determined in its Resolution Certifying the EIR for the General Plan 2045 that any remaining significant effects on the environment that are unavoidable are acceptable due to overriding considerations.

- E. The General Plan 2045 will promote the public health, safety, and welfare by establishing goals and policies to guide the City's development within the Planning Area, to ensure an attractive built environment, to protect the natural environment and promote sustainability, and to ensure provision of adequate infrastructure and services.

Section 5. The City Council hereby approves the General Plan 2045 in accordance with the Planning Commissions November 15, 2023 recommendation, set forth in the Planning Commission Resolutions No. 23-07 and 23-08, and has not made substantial modifications to the General Plan 2045 from the Planning Commission's recommendation.

Section 6. The Resolution shall take effect immediately upon its adoption by the City Council, and the Clerk of the Council shall attest to and certify the vote adopting the Resolution.

PASSED, APPROVED AND ADOPTED this 18th day of December 2023


Robert Pullen-Miles, Mayor

ATTEST:

State of California)
County of Los Angeles) SS
City of Lawndale)

I, Erica Harbison, City Clerk of the City of Lawndale, California, do hereby certify that the City Council of the City of Lawndale duly approved and adopted the foregoing Resolution No. CC-2312-048 at a regular meeting of said Council held on the 18th day of December 2023, by the following roll call vote:

Name	Voting		Present, Not Voting		Absent
	Aye	No	Abstain	Not Participating	
Robert Pullen-Miles, Mayor	x				
Sirley Cuevas, Mayor Pro Tem	x				
Pat Kearney	x				
Bernadette Suarez	x				
Rhonda Hofmann-Gorman	x				

Erica Harbison, City Clerk

APPROVED AS TO FORM:

Greg Murphy, City Attorney

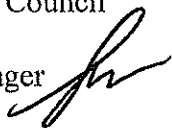



CITY OF LAWDALE

14717 BURIN AVENUE, LAWDALE, CALIFORNIA 90260
PHONE (310) 973-3200 ♦ www.lawndalecity.org

DATE: December 18, 2023, continued from December 4, 2023

TO: Honorable Mayor and City Council

FROM: Sean M. Moore, City Manager 

PREPARED BY: Jared Chavez, Community Development Manager 

SUBJECT: **Case No. 23-19, Consideration, and Adoption of a Comprehensive Update to the City's General Plan (2045) and Adoption of an Associated Environmental Impact Report (EIR).**

SUMMARY

On December 4, 2023 the City Council held a public hearing to consider the adoption of a comprehensive update to the City's General Plan (2045) and the adoption of an associated Environmental Impact Report (EIR).

The Council heard the item and opened it to the public for comments. The council then requested additional time to review the document and requested the item be continued to the following City Council hearing on December 18, 2023. A public notice of public hearing continuance was posted outside City hall on the bulletin board.

BACKGROUND

The City is proposing a comprehensive update to the General Plan (2045). As part of the project the City is proposing the adoption of the General Plan Environmental Impact Report (EIR). The update includes the recently updated Housing Element as well as a new element, Environmental Justice, as required by State Law. The City is also currently working on updating the Hawthorne Boulevard Specific Plan and the City's zoning ordinance to be consistent with the General Plan, these updates are expected to be completed and brought forth for City Council review and adoption in early 2024.

The General Plan is a document that serves as the City's guide to achieve the community's vision for the future. The City's General Plan was adopted by City Council on December 17, 1991. The General plan has had minor amendments and a few major updates but not a comprehensive update since adoption in 1991. The most recent update to the General Plan was completed in 2016, which focused on the Safety Element. The City's General Plan is composed of 7 mandatory and 2 optional elements: Land Use, Open Space, Conservation, Housing, Noise, Safety, Economic Development, and Air Quality. As part of the comprehensive update, the elements are being updated and reconfigured to be clearer and easier to read, while still meeting legal requirements.

The Council is aware that the City recently updated the Housing Element of the General Plan. The State requires that the Housing Element be regularly updated for each upcoming housing cycle, identifying sites that may be suitable for housing development. This was the sixth Regional Housing Needs

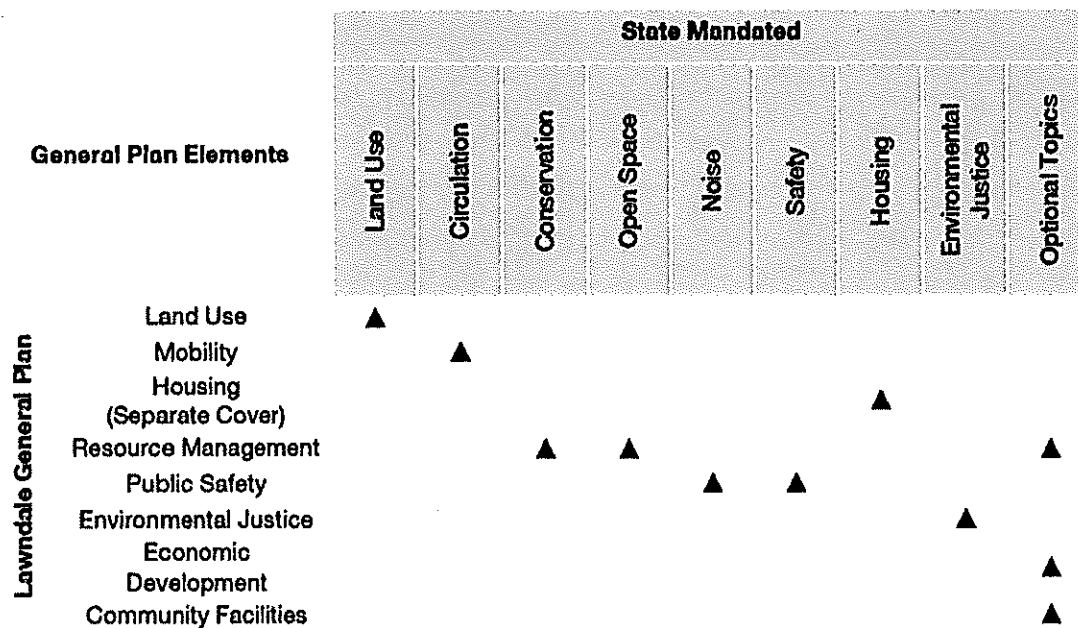
Assessment cycle update for our Housing Element (2021-2029) . The Housing element (2021-2029) was adopted by City Council on February 7, 2022 and certified by the HCD in October of 2022. Therefore the housing portions of the comprehensive update should already be familiar to you.

ANALYSIS:

The attached comprehensive update to the Lawndale General Plan (2045) will incorporate new local, state, and federal requirements as well as updating the goals and objectives to meet the current needs of the community. The City will implement the General Plan by requiring development, infrastructure improvements, and other projects to be consistent with its policies, and by implementing the actions included in the General Plan Update. The Update includes a set of goals, policies and actions, organized into elements as well as a revised Land Use Map.

The General Plan has 9 elements which have been updated to meet the current and future priorities of the City. The update includes the following elements: Mobility (Circulation), Resource Management (Conservation, Open Space and Air Quality), Public Safety (Safety and Noise), Environmental Justice, Economic Development, and Community Facilities. The diagram below identifies the elements included in the Lawndale General Plan and the corresponding requirement in State Law.

Relationship Between General Plan Elements and State Requirements



General Plan Objectives

The General Plan maintained its goals and objectives consistent with the previous General Plan's objectives as requested by the community. The General Plan objectives include:

- Reflect the current goals and vision expressed by City residents, businesses, decision makers, and other stakeholders;
- Address issues and concerns identified by City residents, businesses, decision-makers, and other stakeholders;

- Protect Lawndale’s existing residences, character, and sense of community;
- Proactively plan for and accommodate local and regional growth in a responsible manner;
- Encourage mixed-use development patterns along major corridors that promote vibrant commercial and residential areas;
- Allow for a range of high-quality housing options;
- Attract and retain businesses and industries that provide jobs for local residents;
- Continue to maintain and improve multimodal transportation opportunities;
- Maintain strong fiscal sustainability and continue to provide efficient and adequate public services;
- Address new requirements of State law; and
- Address emerging transportation, housing, and employment trends.

Community Outreach

Staff conducted 10 public outreach workshops beginning on February 2021. The community was informed about the General Plan and the proposal to complete a comprehensive update. Each workshop included an overview of the General Plan, its history, why it’s important and activities and questions to solicit input from the residents. The City also conducted a number of surveys and polls asking questions both in English and Spanish. The City received a total of 99 responses to the survey.

The community commented on the concerns regarding the existing uses in the City and about issues that are important for the community. The City received several comments about keeping the small town feel of the City intact. Some of the comments received include: appropriate parking requirements for new developments; lower density is preferred; continue with landscaping requirements and offer incentives for drought tolerant landscaping; outline more specified requirements for residential facades to deter “box like” buildings while maximizing utilization; mixed-use projects within Hawthorne Boulevard are desired to enhance the City and its image; request for affordable housing incentives; improve parkways that are not being maintained; to restrict car dealerships, bars, car title loan offices; liquor stores, adult shops, pawn shops, furniture stores, payday loan office and automotive uses, especially when close to parks; bring in uses to generate more sales tax for the City; incentives to attract quality businesses; attract more small-scale businesses; add more green space/community space in commercial development to create places for people to gather; add walkable streets and courtyards in other areas of the city besides Hawthorne Boulevard; approve or encourage more small locally owned businesses. The residents also brought up the fact that there are a lot of uses, such as automotive uses, within the City which are underutilized sites for housing.

Hawthorne Boulevard Specific Plan and Zoning Ordinance

The city is currently undertaking a comprehensive update to its Hawthorne Boulevard Specific Plan (HBSP) and Zoning Ordinance. The General Plan includes a program to ensure that the ongoing updates

reflect the development potential identified through implementation of the two new overlay zones, and that the General Plan and Specific Plan are consistent with the Housing Element.

The city will need to adopt two new housing overlays with different maximum density standards to adequately accommodate its RHNA. One overlay will be located within the Hawthorne Boulevard Specific Plan (“HBSP”) area. The other overlay will be outside the HBSP area.

The new development standards for the overlay will be part of the zoning ordinance and HBSP update to be presented and adopted later in 2024.

General Plan EIR (Environmental Impact Report)

A Draft Environmental Impact Report was prepared by the City’s consultant De Novo Planning Group, as required by the California Environmental Quality Act (CEQA) Sections 15126, 15175 and 15176 of the CEQA Guidelines. The EIR was prepared concurrently with the General Plan policy document to facilitate the development of the General Plan that is largely self-mitigating.

The City circulated a Notice of Preparation (NOP) of an EIR for the proposed project on December 6, 2022 to January 5, 2023. A scoping meeting was held on December 15, 2022. The Notice of Availability was posted for public review and the Draft EIR was available for public review from August 15 to October 2, 2023. Comments were received and responded to on the Final EIR (attached).

PUBLIC REVIEW

A notice was published in the *Daily Breeze* on November 16, 2023. Additionally, notices were posted on the message board outside City of Lawndale’s City Hall pursuant to Government Code Section 65091 (a)(5)(B).

PLANNING COMMISSION REVIEW

At a public hearing held on November 15, 2023, the Planning Commission held a special hearing, reviewed the draft and approved Resolution 23-07 and 23-08 recommending that the City Council Approve and Certify the Final Environmental Impact Report, and Approve the General Plan 2045 comprehensive update.

LEGAL REVIEW

The City Attorney has reviewed Resolutions No. CC-2312-48 & CC-2312-049 and has approved them as to form.

RECOMMENDATION

It is recommended that the City Council do the following;

- A. Hold a public hearing; and
- B. Approve Resolution No. CC-2312-49 Approving and Certifying the Final Environmental Impact Report; and
- C. Adopt Resolution No. CC-2312-048 approving the General Plan 2045 comprehensive update.

Attachments

- A. Resolution CC-2312-049 FEIR and CEQA findings
- B. Resolution CC-2312-048 General Plan
- C. Planning Commission Resolutions
- D. General Plan
- E. Final Environmental Impact Report (EIR)
- F. Draft Environmental Impact Report (EIR)
- G. Draft EIR Appendices

Attachment A

Resolution No. CC-2312-049 FEIR and CEQA findings of significance

RESOLUTION NO. CC-2312-048

**A RESOLUTION OF THE CITY COUNCIL
OF THE CITY OF LAWNSDALE, CALIFORNIA
ADOPTING FINDINGS OF FACT AND A
STATEMENT OF OVERRIDING
CONSIDERATIONS PURSUANT TO THE
CALIFORNIA ENVIRONMENTAL QUALITY ACT
(CEQA), CERTIFYING THE GENERAL PLAN
UPDATE FINAL ENVIRONMENTAL IMPACT
REPORT (SCH #202212088).**

WHEREAS, the City of Lawnsdale (the "City") proposes the Lawnsdale General Plan 2045 (the "Project"), a comprehensive update to the City's existing General Plan; and

WHEREAS, the Project amends and modifies the overarching policy document that guides land use, housing, transportation, open space, public safety, community services, and other policy decisions through the City; and

WHEREAS, pursuant to section 210067 of the Public Resources Code, and section 15367 of the State CEQA Guidelines (Cal. Code Regs., tit. 14 Section 15000 et. Se.), the City of Lawnsdale is the lead agency for the proposed Project; and

WHEREAS, prior to the development of the project or environmental documents, the City conducted extensive public outreach hosted 10 public workshops beginning in February 2021 through December 2021. Public workshops included 9 virtual workshops and 1 in person interactive workshop, and

WHEREAS, in accordance with CEQA and the State CEQA Guidelines, the City determined that a Program Environmental Impact Report ("EIR") should be prepared in order to analyze all potential adverse environmental impacts that could potentially result from the adoption and implementation of the proposed Project; and 4.1.a Packet Pg. 70 Attachment: Planning Commission Resolution 23-07 (Lawnsdale General Plan 2045)

WHEREAS, in accordance with State CEQA Guidelines section 15082, on December 6, 2022, the City sent to the Office of Planning and Research and each responsible and trustee agency a Notice of Preparation ("NOP") stating that an Environmental Impact Report (State Clearinghouse Number #202212088) would be prepared; and

WHEREAS, pursuant to Public Resources Code section 21083.9 and State CEQA Guidelines sections 15082(c) and 15083, the City held a duly noticed Scoping Meeting on December 15, 2022, to solicit comments on the scope of the environmental review of the proposed Project, however, no comments were received during the Scoping Meeting; and

WHEREAS, a Draft Program EIR ("Draft EIR") was prepared, incorporating comments received in response to the NOP ("Exhibit A"); and

WHEREAS, the Draft EIR concluded that the proposed Project would result in significant and unavoidable impacts individual projects anticipated by the General Plan update would be required to implement their own environmental review, and

WHEREAS, in accordance with State CEQA Guidelines section 15085, a Notice of Completion was prepared and filed with the Office of Planning and Research on November 30, 2022; and

WHEREAS, as required by State CEQA Guidelines section 15087(a), the City provided Notice of Availability of the Draft EIR to the public to the Office of Planning and Research, on August 15, 2023; and

WHEREAS, during the public comment period, copies of the Draft EIR and technical appendices were available for review and inspection at City Hall, the City Library, on the City's website, and published in the Press Enterprise; and

WHEREAS, pursuant to State CEQA Guidelines section 15087(e), the Draft EIR was circulated for at least a 45-day public review and comment period from August 15, 2023 to October 2, 2023; and

WHEREAS, during the public review and comment period, the City consulted with and requested comments from all responsible and trustee agencies, other regulatory agencies, and others pursuant to State CEQA Guidelines section 15086; and

WHEREAS, pursuant to Public Resources Code section 21092.5, the City provided copies of its responses to commenting public agencies at least ten (10) days prior to the City's consideration of the Final EIR on October 30, 2023; and

WHEREAS, on October 30, 2023, the City released the Final EIR ("Final EIR"), which consists of the Draft EIR, all technical appendices prepared in support of the Draft EIR, all written comment letters received on the Draft EIR, written responses to all written comment letters received on the Draft EIR, and errata to the Draft EIR and technical appendices; and

WHEREAS, on November 15, 2023, the Planning Commission conducted the public hearing to consider the Draft EIR for the Project and solicited comments on the document. After hearing all relevant testimony from staff, the public and the City's consultant team, the Planning Commission voted to recommend that the City Council certify the EIR for the Project; and

WHEREAS, the "EIR" consists of the Final EIR and its attachments and appendices, as well as the Draft EIR and its attachments and appendices, comments thereto, and responses to comments; and

WHEREAS, all potentially significant adverse environmental impacts were sufficiently analyzed in the EIR; and

WHEREAS, as contained herein, the City has endeavored in good faith to set forth the basis for its decision on the Project; and

WHEREAS, all of the requirements of the Public Resources Code and the State CEQA Guidelines have been satisfied by the City in connection with the preparation of the EIR which is

sufficiently detailed so that all of the potentially significant environmental effects of the Project have been adequately evaluated; and

WHEREAS, the EIR prepared in connection with the Project sufficiently analyzes the Project's potentially significant environmental impacts and the EIR analyzes a range of feasible alternatives capable of reducing these effects to an even lesser level of significance; and

WHEREAS, the City has made certain findings of fact, as set forth in Exhibit A of this resolution, attached hereto and incorporated herein, based upon the oral and written evidence presented to it as a whole and the entirety of the administrative record for the Project, which are incorporated herein by this reference; and

WHEREAS, the City finds that environmental impacts that are identified in the EIR as less than significant and do not require mitigation are described in the attached exhibit.

WHEREAS, the City finds that there are no environmental impacts that are identified in the EIR that are less than significant with incorporation of mitigation measures as described in Section III of Exhibit A; and

WHEREAS, the City finds that even with the incorporation of all feasible mitigation measures, the environmental impacts that are identified in the EIR that are significant and unavoidable are described in Section IV of Exhibit A; and

WHEREAS, the cumulative impacts of the Project identified in the EIR and set forth herein, are described in Section V of Exhibit A; and

WHEREAS, the potential significant irreversible environmental changes that would result from the proposed Project identified in the EIR and set forth herein, are described in Section VI of Exhibit A; and

WHEREAS, the existence of any growth-inducing impacts resulting from the proposed Project identified in the EIR and set forth herein, are described in Section VII of Exhibit A; and

WHEREAS alternatives to the proposed Project that might further reduce the already less than significant environmental impacts are described in Section VIII of Exhibit A; and

WHEREAS, because the EIR identified significant and unavoidable impacts, the City explains its reasoning for recommending the adoption of the Project despite those impacts in the Statement of Overriding Considerations, as set forth in Section IX of Exhibit A; and

WHEREAS, no comments made in the public hearings conducted by the Planning Commission and no additional information submitted to the City have produced substantial new information requiring recirculation of the EIR or additional environmental review of the Project under Public Resources Code section 21092.1 and State CEQA Guidelines section 15088.5; and

WHEREAS, prior to taking action, as recommended by the Planning Commission on November 15, 2023 the City Council has heard, been presented with, reviewed and considered all of the information

and data in the administrative record, (including but not limited to the EIR) and all oral and written evidence presented to it during all meetings and hearings; and

WHEREAS, all other legal prerequisites to the adoption of this Resolution have occurred.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF LAWNDAL, CALIFORNIA, DOES HEREBY RESOLVE AS FOLLOWS:

Section 1. The City Council finds and determines that the recitals above are true and correct.

Section 2. The City Council hereby finds that it has been presented with the EIR which it has reviewed and considered, and further finds that the EIR is an accurate and objective statement that has been completed in full compliance with CEQA and the State CEQA Guidelines.

Section 3. The City Council has certified the Final EIR pursuant to the California Environmental Quality Act and adopted Findings of Fact and a Statement of Overriding Considerations for the General Plan 2045. The City Council hereby incorporates by reference as if fully set forth herein, the Resolution certifying the Final EIR and adopting the Findings of Fact, and Statement of Overriding Considerations for the General Plan 2045.

Section 4. City Council adopts Resolutions No. CC2312-048 approving the "CEQA Findings of Fact" where were prepared in accordance with State CEQA Guidelines sections 15091 and which are attached hereto as Exhibit A and incorporated herein by this reference.

Section 5. The City Council hereby certifies that the Final Environmental Impact Report is accurate and objective statement that has been completed in full compliance with CEQA and the State CEQA Guidelines and reflects the independent judgment and analysis of the City; and it declares that no evidence of new significant impacts or any new information of "substantial importance" as defined by the State CEQA Guidelines Section 15088.5 has been received by the City after circulation of the Draft EIR that would require recirculation. Therefore, the City Council certifies the EIR based on the entirety of the record of proceedings.

Section 6. The City Council hereby directs staff to prepare and file a Notice of Determination with the County Clerk of the County of Los Angeles within five working days of the execution of this Resolution and approval of the Project as well as with the State of California's Office of Planning and Research.

PASSED, APPROVED AND ADOPTED this 18th day of December, 2023

Robert Pullen-Miles, Mayor

ATTEST:

State of California)
County of Los Angeles) SS
City of Lawndale)

I, Erica Harbison, City Clerk of the City of Lawndale, California, do hereby certify that the City Council of the City of Lawndale duly approved and adopted the foregoing Resolution No. CC-2312-048 at a regular meeting of said Council held on the 18th day of December 2023, by the following roll call vote:

Name	Voting		Present, Not Voting		Absent
	Aye	No	Abstain	Not Participating	
Robert Pullen-Miles, Mayor					
Sirley Cuevas, Mayor Pro Tem					
Pat Kearney					
Bernadette Suarez					
Rhonda Hofmann-Gorman					

Erica Harbison, City Clerk

APPROVED AS TO FORM:

Greg Murphy, City Attorney

Attachment B

Resolution No. CC-2312-048 Adopting of General Plan

RESOLUTION NO. CC-2312-048

**A RESOLUTION OF THE CITY COUNCIL
OF THE CITY OF LAWNDAL, CALIFORNIA
ADOPTING THE CITY'S GENREAL PLAN 2045.**

WHEREAS, state law requires the City of Lawndale ("City") to adopt and maintain a General Plan that contains certain mandatory elements, describes the City's long-term goals and develops policies and programs to achieve those goals; and

WHEREAS, State law allows that the City periodically amend the General plan to ensure that it is consistent with the conditions, values, expectations and needs of its residents, businesses and other stakeholders; and

WHEREAS, the City's General Plan was originally adopted in 1998 and has been updated and amended since adoption in order to address certain changes such as economic, environmental, social, and legal as well as the above-mentioned needs and expectations of stakeholders;

WHEREAS, in conformance with Government Code Section 65300 et sec. the City commenced a comprehensive update to the City of Lawndale General plan; and

WHEREAS, Section 15126, 15417 and 15176 of the California Government Code sets forth the specific components to be contained within the General Plan; and

WHEREAS, California Government Code 65302 requires that all General Plans include 8 State-mandated elements, including land use, circulation, housing, conservation, open space, noise, environmental justice, and safety elements,

WHEREAS, the City's Planning Department staff, with the assistance of a consultant, has prepared the update to the Lawndale General Plan 2045 and Final Environmental Impact Report ("Project"), which document was previously reviewed by the Planning Commission and

WHEREAS, the City is currently undertaking an update to its Hawthorne Boulevard Specific Plan and its zoning codes to establish new land use strategies to accommodate the City's 6th Cycle RHNA and implement the Housing Programs of the 2021-2029 Housing Element which updates will include changes to reflect the Project; and

WHEREAS, the City Council has certified the Final Environmental Impact Report for the Project, and

WHEREAS, a public hearing before the City Council for the Project was properly noticed on November 18, 2023 and set for December 4, 2023; and

WHEREAS, the public hearing was continued by City Council to December 18, 2023; and

WHEREAS, at that public hearing evidence was heard and presented from all persons interested in affecting said Project, from all persons protesting the same and from members of the City staff and the City Council, having reviewed, analyzed and studied said proposal.

WHEREAS, the City Council now desires to adopt the comprehensive update to the City's General Plan 2045, and

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF LAWNDAL, CALIFORNIA, DOES HEREBY RESOLVE AS FOLLOWS:

Section 1. The City Council finds and determines that the recitals above are true and correct.

Section 2. The City Council hereby adopts and approves the City's General Plan 2045 comprehensive update.

Section 3. The City Council has certified the Final EIR pursuant to the California Environmental Quality Act and adopted Findings of Fact and a Statement of Overriding Considerations for the General Plan 2045. The City Council hereby incorporates by reference as if fully set forth herein, the Resolution certifying the Final EIR and adopting the Findings of Fact, and Statement of Overriding Considerations for the General Plan 2045.

Section 4. The City Council based on substantial evidence in the record, hereby makes the following findings in support of adoption of the General Plan 2045:

- A. State law requires that each city adopt a general plan to describe its long-term goals and policies and programs to achieve those goals. The general plan is often referred to a city's "constitution" for future growth and development as land use decisions, the Zoning Code, development approvals, and other policies of the City must be consistent with the General Plan. The General Plan 2045 outlines a vision for the City's long-term physical and economic development and community enhancement and sets forth goals and policies that will allow this vision to be accomplished. The General Plan 2045 also provides the basis for establishing City priorities for implementing plans and programs.
- B. It is in the best interest of public health, safety, and welfare to update the City's General Plan to incorporate current conditions and community goals and to extend the planning horizon to 2045.
- C. The General Plan 2045 is consistent with the requirements of the California Government Code regarding General Plans and the General Plan guidelines in effect as of the date of this Resolution, and the General Plan is internally consistent with all of the objectives, policies, general land uses, programs, and actions of all elements of the General Plan 2045. The General Plan 2045 is a comprehensive update of the City's General Plan and includes an update of the existing elements as well as the addition of new elements. The General Plan 2045 addresses all state-mandated elements.
- D. The General Plan 2045 is in compliance with the provisions of CEQA. A Final EIR has been prepared for the General Plan 2045 that provides a description of potential environmental impacts of the General Plan 2045, includes mitigation measures to reduce impacts to less than significant levels where feasible, and evaluates alternatives to the General Plan 2045. All interested parties and members of the public were permitted to comment on the Draft EIR during the 45-day public

comment period, and the City prepared written responses to comments in accordance with CEQA, which were included in the Final EIR. Neither the changes to the Proposed Project nor the Final EIR constitute significant new information triggering recirculation of the EIR. Pursuant to CEQA Guidelines 15092 and 15093, the City Council finds that it may approve the Proposed Project despite the remaining significant effects on the environment that are unavoidable as the City Council has determined in its Resolution Certifying the EIR for the General Plan 2045 that any remaining significant effects on the environment that are unavoidable are acceptable due to overriding considerations.

- E. The General Plan 2045 will promote the public health, safety, and welfare by establishing goals and policies to guide the City's development within the Planning Area, to ensure an attractive built environment, to protect the natural environment and promote sustainability, and to ensure provision of adequate infrastructure and services.

Section 5. The City Council hereby approves the General Plan 2045 in accordance with the Planning Commissions November 15, 2023 recommendation, set forth in the Planning Commission Resolutions No. 23-07 and 23-08, and has not made substantial modifications to the General Plan 2045 from the Planning Commission's recommendation.

Section 6. The Resolution shall take effect immediately upon its adoption by the City Council, and the Clerk of the Council shall attest to and certify the vote adopting the Resolution.

PASSED, APPROVED AND ADOPTED this 18th day of December 2023

Robert Pullen-Miles, Mayor

ATTEST:

State of California)
County of Los Angeles) SS
City of Lawndale)

I, Erica Harbison, City Clerk of the City of Lawndale, California, do hereby certify that the City Council of the City of Lawndale duly approved and adopted the foregoing Resolution No. CC-2312-048 at a regular meeting of said Council held on the 18th day of December 2023, by the following roll call vote:

Name	Voting		Present, Not Voting		Absent
	Aye	No	Abstain	Not Participating	
Robert Pullen-Miles, Mayor					
Sirley Cuevas, Mayor Pro Tem					
Pat Kearney					
Bernadette Suarez					
Rhonda Hofmann-Gorman					

Erica Harbison, City Clerk

APPROVED AS TO FORM:

Greg Murphy, City Attorney

Attachment C

Planning Commission Resolutions

RESOLUTION NO. 23-07

**A RESOLUTION OF THE PLANNING COMMISSION OF THE
CITY OF LAWDALE, CALIFORNIA RECOMMENDING
THAT THE CITY COUNCIL APPROVE AND CERTIFY THE
UPDATE TO LAWDALE GENERAL PLAN 2045.**

WHEREAS, the Planning Commission is charged with the responsibility of reviewing proposed amendments to the City's General Plan; and

WHEREAS, the City's General Plan was originally adopted in 1991 and has been updated and amended to address certain changes such as economic, environmental, social, and legal;

WHEREAS, in conformance with Government Code Section 65300 et seq. the City commenced a comprehensive update to the City of Lawndale General plan; and

WHEREAS, Section 15126, 15417 and 15176 of the California Government Code sets forth the specific components to be contained within the General Plan; and

WHEREAS, California Government Code 65302 requires that all General Plans include 8 state mandated elements including land use, circulation, housing, conservation, open space, noise, environmental justice, and safety elements,

WHEREAS, the City's Planning Department staff, with the assistance of a consultant, has prepared the update to the Lawndale General Plan 2045 and Final Environmental Impact Report ("Project"), which document was previously reviewed by the Planning Commission and

WHEREAS, State law allows that the City periodically amend the General plan to ensure that it is consistent with the conditions, values, expectations and needs of its residents, businesses and other stakeholders; and

WHEREAS, the City is currently undertaking an update to its Hawthorne Boulevard Specific Plan and zoning codes to establish new land use strategies to accommodate the City's 6th Cycle Regional Housing Needs Assessment ("RHNA") and implement the Housing Programs of the 2021-2029 Housing Element; and

WHEREAS, the Planning Commission recommends that the City Council pursuant to the California Environmental Quality Act ("CEQA") (Public Resources Code § 21000 *et seq.*), the City certified the Final EIR for the City General Plan 2045, and

WHEREAS, the Planning Commission has considered all information concerning the Project, Case No. 23-19, as set forth in the General Plan and staff reports; and

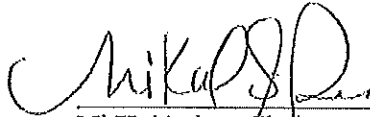
WHEREAS, Case No. 23-19 was properly noticed and set for public hearing before the Planning Commission on November 15, 2023, and

WHEREAS, evidence was heard and presented from all persons interested in affecting said proposal, from all persons protesting the same and from members of the City staff and the Planning Commission, having reviewed, analyzed and studied said proposal.

NOW, THEREFORE, THE PLANNING COMMISSION OF THE CITY OF LAWDALE, CALIFORNIA, DOES HEREBY RESOLVE AND RECOMMEND AS FOLLOWS:

- Section 1. That the recitals set forth above are true and correct and are incorporated into this resolution by reference.
- Section 2. That the Planning Commission intends to address the City's changing needs by implementing the required policies, procedures, and programs contained in the 2045 update to the General Plan, attached hereto and incorporated herein as Exhibit "A."
- Section 3. the Planning Commission recommends that the City Council pursuant to the California Environmental Quality Act ("CEQA") (Public Resources Code § 21000 *et seq.*), certifies the Final EIR for the City General Plan 2045

PASSED, APPROVED AND ADOPTED THIS 15th DAY OF NOVEMBER 2023.



Ni Kal Price, Chairperson
Lawndale Planning Commission

ATTEST:

State of California)
County of Los Angeles) SS
City of Lawndale)


I, Jared Chavez, Community Development Manager for the City of Lawndale, California, do hereby certify that the foregoing **Resolution No. 23-07** was duly approved and adopted by the Planning Commission of the City of Lawndale at a regular meeting of said Commission held on the 15th day of November 2023 by the following roll call vote:

AYES: Martinez, Price, Sitka, Smith

NOES:

ABSENT: Urrutia

ABSTAIN:



Jared Chavez,
Community Development Manager

RESOLUTION NO. 23-08

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LAWNDAL, CALIFORNIA RECOMMENDING THAT THE CITY COUNCIL ADOPT FINDINGS OF FACT AND A STATEMENT OF OVERRIDING CONSIDERATIONS PURSUANT TO THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA), CERTIFY THE GENERAL PLAN UPDATE FINAL ENVIRONMENTAL IMPACT REPORT (SCH #202212088), AND APPROVE GENERAL PLAN 2045, AND APPROVING THE PROJECT

WHEREAS, the City of Lawndale (the "City") proposes the Lawndale General Plan 2045 (the "Project"), a comprehensive update to the City's existing General Plan; and

WHEREAS, the Project sets the overarching policy document that guides land use, housing, transportation, open space, public safety, community services, and other policy decisions through the City; and

WHEREAS, pursuant to section 210067 of the Public Resources Code, and section 15367 of the State CEQA Guidelines (Cal. Code Regs., tit. 14 Section 15000 et. Se.), the City of Lawndale is the lead agency for the proposed Project; and

WHEREAS, prior to the development of the project or environmental documents, the City conducted extensive public outreach hosted 10 public workshops beginning in February 2021 through December 2021. Public workshops included 9 virtual workshops and 1 in person interactive workshop, and

WHEREAS, in accordance with CEQA and the State CEQA Guidelines, the City determined that a Program Environmental Impact Report ("EIR") should be prepared in order to analyze all potential adverse environmental impacts that could potentially result from the adoption and implementation of the proposed Project; and 4.1.a Packet Pg. 70 Attachment: Planning Commission Resolution 23-07 (Lawndale General Plan 2045)

WHEREAS, in accordance with State CEQA Guidelines section 15082, on December 6, 2022, the City sent to the Office of Planning and Research and each responsible and trustee agency a Notice of Preparation ("NOP") stating that an Environmental Impact Report (State Clearinghouse Number #202212088) would be prepared; and

WHEREAS, pursuant to Public Resources Code section 21083.9 and State CEQA Guidelines sections 15082(c) and 15083, the City held a duly noticed Scoping Meeting on December 15, 2022, to solicit comments on the scope of the environmental review of the proposed Project, however, no comments were received during the Scoping Meeting; and

WHEREAS, a Draft Program EIR ("Draft EIR") was prepared, incorporating comments received in response to the NOP ("Exhibit A"); and

WHEREAS, the Draft EIR concluded that the proposed Project would result in significant and unavoidable impacts individual projects anticipated by the General Plan update would be required to implement their own environmental review, and

WHEREAS, in accordance with State CEQA Guidelines section 15085, a Notice of Completion was prepared and filed with the Office of Planning and Research on November 30, 2022; and

WHEREAS, as required by State CEQA Guidelines section 15087(a), the City provided Notice of Availability of the Draft EIR to the public to the Office of Planning and Research, on August 15, 2023; and

WHEREAS, during the public comment period, copies of the Draft EIR and technical appendices were available for review and inspection at City Hall, the City Library, on the City's website, and published in the Press Enterprise; and

WHEREAS, pursuant to State CEQA Guidelines section 15087(e), the Draft EIR was circulated for at least a 45-day public review and comment period from August 15, 2023 to October 2, 2023; and

WHEREAS, during the public review and comment period, the City consulted with and requested comments from all responsible and trustee agencies, other regulatory agencies, and others pursuant to State CEQA Guidelines section 15086; and

WHEREAS, pursuant to Public Resources Code section 21092.5, the City provided copies of its responses to commenting public agencies at least ten (10) days prior to the City's consideration of the Final EIR on October 30, 2023; and

WHEREAS, on October 30, 2023, the City released the Final EIR ("Final EIR"), which consists of the Draft EIR, all technical appendices prepared in support of the Draft EIR, all written comment letters received on the Draft EIR, written responses to all written comment letters received on the Draft EIR, and errata to the Draft EIR and technical appendices; and

WHEREAS, on November 15, 2023, the Planning Commission conducted the public hearing to consider the Draft EIR for the Project and solicited comments on the document. After hearing all relevant testimony from staff, the public and the City's consultant team, the Planning Commission voted to recommend that the City Council certify the EIR for the Project; and

WHEREAS, the "EIR" consists of the Final EIR and its attachments and appendices, as well as the Draft EIR and its attachments and appendices (as modified by the Final EIR); and

WHEREAS, all potentially significant adverse environmental impacts were sufficiently analyzed in the EIR; and

WHEREAS, as contained herein, the City has endeavored in good faith to set forth the basis for its decision on the Project; and

WHEREAS, all of the requirements of the Public Resources Code and the State CEQA Guidelines have been satisfied by the City in connection with the preparation of the EIR which is sufficiently detailed so that all of the potentially significant environmental effects of the Project have been adequately evaluated; and

WHEREAS, the EIR prepared in connection with the Project sufficiently analyzes the Project's potentially significant environmental impacts and the EIR analyzes a range of feasible alternatives capable of reducing these effects to an even lesser level of significance; and

WHEREAS, the City has made certain findings of fact, as set forth in Exhibit C to this Resolution, attached hereto and incorporated herein, based upon the oral and written evidence presented to it as a whole and the entirety of the administrative record for the Project, which are incorporated herein by this reference; and

WHEREAS, the City finds that environmental impacts that are identified in the EIR as less than significant and do not require mitigation are described in in the attached Exhibit C,

WHEREAS, the City finds that there are no environmental impacts that are identified in the EIR that are less than significant with incorporation of mitigation measures as described in Section III of Exhibit C; and

WHEREAS, the City finds that even with the incorporation of all feasible mitigation measures, the environmental impacts that are identified in the EIR that are significant and unavoidable are described in Section IV of Exhibit C; and

WHEREAS, the cumulative impacts of the Project identified in the EIR and set forth herein, are described in Section V of Exhibit C; and

WHEREAS, the potential significant irreversible environmental changes that would result from the proposed Project identified in the EIR and set forth herein, are described in Section VI of Exhibit C; and

WHEREAS, the existence of any growth-inducing impacts resulting from the proposed Project identified in the EIR and set forth herein, are described in Section VII of Exhibit C; and

WHEREAS alternatives to the proposed Project that might further reduce the already less than significant environmental impacts are described in Section VIII of Exhibit C; and

WHEREAS, because the EIR identified significant and unavoidable impacts, the City explains its reasoning for recommending the adoption of the Project despite those impacts in the Statement of Overriding Considerations, as set forth in Section IX of Exhibit C; and

WHEREAS, prior to taking action, the Planning Commission has heard, been presented with, reviewed and considered all of the information and data in the administrative record, (including but not limited to the EIR) and all oral and written evidence presented to it during all meetings and hearings; and

WHEREAS, the Planning Commission recommends the EIR reflects the independent judgment of the City and is deemed adequate for purposes of making decisions on the merits of the Project; and

WHEREAS, no comments made in the public hearings conducted by the Planning Commission and no additional information submitted to the City have produced substantial new information requiring recirculation of the EIR or additional environmental review of the Project under Public Resources Code section 21092.1 and State CEQA Guidelines section 15088.5; and

WHEREAS, on November 15, 2023, the Planning Commission conducted a duly noticed public hearing on this Resolution, at which time all persons wishing to testify were heard and the Project was fully considered; and Attached Planning Commission Resolution 23-07 (Lawndale General Plan 2045); and

WHEREAS, all other legal prerequisites to the adoption of this Resolution have occurred.

NOW, THEREFORE, THE PLANNING COMMISSION OF THE CITY OF LAWDALE, CALIFORNIA, DOES HEREBY RESOLVE AND RECOMMEND AS FOLLOWS:

SECTION 1. The above recitals are true and correct and incorporated herein by reference.

SECTION 2. The Planning Commission hereby finds that it has been presented with the EIR which it has reviewed and considered, and further finds that the EIR is an accurate and objective statement that has been completed in full compliance with CEQA and the State CEQA Guidelines. The Planning Commission finds that the EIR reflects the independent judgment and analysis of the City. The Planning Commission declares that no evidence of new significant impacts or any new information of "substantial importance" as defined by State CEQA Guidelines section 15088.5, has been received by the City after circulation of the Draft EIR that would require recirculation. Therefore, the Planning Commission recommends the City Council certifies the EIR based on the entirety of the record of proceedings.

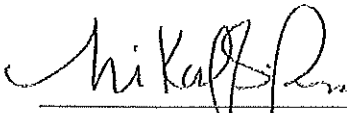
SECTION 3. The Planning Commission recommends the City Council adopt Resolutions No. CC2312-048 and CC-2312-049 and adopt the "CEQA Findings of Fact" where were prepared in accordance with State CEQA Guidelines sections 15091 and which are attached hereto as Attachment C and incorporated herein by this reference.

SECTION 4. The Planning Commission recommends the City Council adopt Resolutions No. CC2312-048 and CC-2312-049 certifying that the EIR is an accurate and objective statement that has been completed in full compliance with CEQA and the State CEQA Guidelines; reflects the independent judgment and analysis of the City; declares that no evidence of new significant impacts or any new information of "substantial importance" as defined by State CEQA Guidelines section 15088.5, has been received by the City after circulation of the Draft EIR that would require recirculation. Therefore, certifies the EIR based on the entirety of the record of proceedings.

SECTION 5. The Planning Commission recommends the City Council adopt Resolution 23-07 approving City of Lawndale General Plan 2045.

SECTION 6. Based upon the entire record before it, including the EIR, Findings of Fact, and all written and oral evidence presented, the Planning Commission recommends the City Council approve the proposed Project.

PASSED, APPROVED AND ADOPTED THIS 15th DAY OF NOVEMBER, 2023.



Ni Kal Price, Chairperson
Lawndale Planning Commission

ATTEST:

State of California)
County of Los Angeles) SS
City of Lawndale)

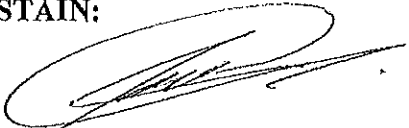
I, Jared Chavez, Community Development Manager for the City of Lawndale, California, do hereby certify that the foregoing **Resolution No. 23-08** was duly approved and adopted by the Planning Commission of the City of Lawndale at a regular meeting of said Commission held on the **15th** day of **November 2023** by the following roll call vote:

AYES: Martinez, Price, Sitka, Smith

NOES:

ABSENT: Urrutia

ABSTAIN:



Jared Chavez,
Community Development Manager

RESOLUTION NO. CC-2312-051

**A RESOLUTION OF THE CITY COUNCIL
OF THE CITY OF LAWDALE, CALIFORNIA
AUTHORIZING CERTAIN CLAIMS AND DEMANDS
IN THE SUM OF \$684,423.66**

THE CITY COUNCIL OF THE CITY OF LAWDALE, CALIFORNIA, DOES HEREBY RESOLVE, DETERMINE AND ORDER AS FOLLOWS:

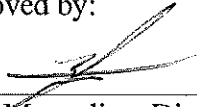
SECTION 1. That in accordance with Sections 37202 and 37209 of the Government Code, the Director of Finance, as certified below, hereby attests to the accuracy of these demands and to the availability of funds for the payment thereof.

SECTION 2. That the following claims and demands have been audited as required by law, and that appropriations for these claims and demands are included in the annual budget as approved by the City Council.

SECTION 3. That the claims and demands paid by check numbers 205217 through 205259 for the aggregate total of \$684,423.66 are hereby authorized.

Effective Date: December 18th, 2023

Approved by:



Hrant Manuelian, Director of Finance

Gregory M. Murphy, City Attorney

PASSED, APPROVED AND ADOPTED this 18th day of December 2023.

Robert Pullen-Miles, Mayor

ATTEST:

State of California)
County of Los Angeles) SS
City of Lawndale)

I, Erica Harbison, City Clerk of the City of Lawndale, California, do hereby certify that the City Council of the City of Lawndale duly approved and adopted the foregoing Resolution No. CC-2312-051 at a regular meeting of said Council held on the 18th day of December 2023, by the following roll call vote:

Name	Voting		Present, Not Voting		Absent
	Aye	No	Abstain	Not Participating	
Robert Pullen-Miles, Mayor					
Sirley Cuevas, Mayor Pro Tem					
Pat Kearney					
Rhonda H. Gorman					
Bernadette Suarez					

Erica Harbison, City Clerk

Date	Name of Payee	Description	Amount
	Total ACH Payments		0.00
	Total Audited Claims and Demands Paid		684,423.66

Check Register Report

Date: 11/30/2023
Time: 8:14 am
Page: 1

City of Lawndale

BANK: WELLS FARGO BANK N.A

Check Number	Check Date	Status	Void/Stop Date	Vendor Number	Vendor Name	Check Description	Amount
WELLS FARGO BANK N.A Checks							
205217	11/30/2023	Printed		7660	ARAMSCO INC	CUSTODIAL SUPPLIES	881.52
205218	11/30/2023	Printed		0219	COUNTY OF LA DEPT OF PUBLIC WK	INDUSTRIAL WASTE - OCT 2023	9,048.47
205219	11/30/2023	Printed		8237	CREATIVE WEDDINGS & EVENTS	CASINO GAMING & PA SYSTEM -	2,600.00
205220	11/30/2023	Printed		0218	DEPARTMENT OF JUSTICE	FINGERPRINTING APPS(1)-AUG-23	32.00
205221	11/30/2023	Printed		6636	FRONTIER COMMUNICATIONS	FAX LINE FOR PWD	93.92
205222	11/30/2023	Printed		5296	HD SIGNS SERVICES	T SHIRTS FOR PWD CREW	198.45
205223	11/30/2023	Printed		1140	PACIFIC TIRE SERVICE	NEW TIRE FOR VEH#516	135.00
205224	11/30/2023	Printed		7960	ERIC PAK	DEMOLITION DEPOSIT REFUND	225.00
205225	11/30/2023	Printed		5895	RICOH USA INC	USAGE CHARGES FOR COPIERS-	2,609.93
205226	11/30/2023	Printed		6759	SMARTHIRE INC.	BACKGROUND CHECKS - SEP. 2023	301.30
205227	11/30/2023	Printed		0444	SPCA LA	ANIMAL SHELTERING SERVICES -	9,720.00
205228	11/30/2023	Printed		3938	TRANSTECH ENGINEERS INC	PROFESSIONAL ENGINEERING SVCS	188.00
205229	11/30/2023	Printed		3672-FLEET	U.S. BANK VOYAGER FLEET SYS	FLEET SERVICES-FUEL	3,752.42
205230	11/30/2023	Printed		3672-ASD	U.S. BANK	CREDIT CARD PAYMENT	1,208.35
205231	11/30/2023	Printed		0480	VISTA PAINT	GRAFFITI SUPPLIES	42.38
205232	11/30/2023	Printed		8234	JOEL AASNESS	PLANNING DEPOSIT REFUND	3.65
Total Checks: 16							31,040.29

Total Payments: 16

Bank Total (excluding void checks):

31,040.29

Total Payments: 16

Grand Total (excluding void checks):

31,040.29

Check Register Report

Date: 12/06/2023
Time: 3:54 pm
Page: 1

BANK: WELLS FARGO BANK N.A

City of Lawndale

Check Number	Check Date	Status	Void/Stop Date	Vendor Number	Vendor Name	Check Description	Amount
WELLS FARGO BANK N.A Checks							
205223	12/07/2023	Printed		4185-WEST	AMERICAN STRUCTURAL PEST	CITY HALL & MSD - QUARTERLY	1,008.00
205224	12/07/2023	Printed		7785	BERICOM DESIGN	NETWORK MAINTENANCE & SUPPORT	13,119.75
205225	12/07/2023	Printed		7889	CHARTER COMMUNICATIONS	INTERNET SERVICES	1,837.22
205226	12/07/2023	Printed		0220	DEPARTMENT OF TRANSPORTATION	TRAFFIC SIGNAL MAINT. -	1,705.42
205227	12/07/2023	Printed		8238	DOERSCHEL & ASSOCIATES, LLC	SYSTEM INTEGRATION CONSULTING	2,660.00
205228	12/07/2023	Printed		1288	EWING IRRIGATION PRODUCTS INC	IRRIGATION PARTS	543.46
205229	12/07/2023	Printed		6636	FRONTIER COMMUNICATIONS	PHONE CHARGE - W. GREEN PARK	133.58
205240	12/07/2023	Printed		6051	INFANTE BROS LAWNMOWER SHOP	CHAINS/SAW CHAINS & SHARPENING	133.33
205241	12/07/2023	Printed		2773	L. A. CNTY DEPT PUBLIC WORKS	TRAFFIC SIGNAL ACCIDENT REPAIR	2,931.41
205242	12/07/2023	Printed		0761	LAWNDALE COUNCIL OF PTAS	DONATION FROM COUNCIL MEMBER	250.00
205243	12/07/2023	Printed		0761	LAWNDALE COUNCIL OF PTAS	DONATION FROM PRSCC	3,000.00
205244	12/07/2023	Printed		7801	IGNATIUS LIN	PRSCC MEETING STIPEND	50.00
205245	12/07/2023	Printed		8241	LONG BEACH BMW MOTORCYCLES	ASSAULT RIFLE MOUNT FOR	1,000.52
205246	12/07/2023	Printed		0308	LOS ANGELES COUNTY	PUBLIC SAFETY SERVICES -	607,417.95
205247	12/07/2023	Printed		4249	LOS ANGELES COUNTY CLERK	NOTICE OF DETERMINATION	3,914.25
205248	12/07/2023	Printed		8106	KENNETH MILLER	PRSCC MEETING STIPEND	50.00
205249	12/07/2023	Printed		5560	MITSUBISHI ELECTRIC US, INC	ELEVATOR MAINTENANCE SERVICES	616.46
205250	12/07/2023	Printed		7402	SEAN MOORE	FY23/24 TUITION REIMBURSEMENT	1,800.00
205251	12/07/2023	Printed		7890	ODP BUSINESS SOLUTIONS LLC	OFFICE SUPPLIES	962.16
205252	12/07/2023	Printed		1140	PACIFIC TIRE SERVICE	TIRE REPAIR VEH#508	20.00
205253	12/07/2023	Printed		6123	PRUDENTIAL OVERALL SUPPLY	WEEKLY COVERALL CHARGES	292.93
205254	12/07/2023	Printed		7575	ROGERS, ANDERSON, MALODY &	AUDIT SERVICES FY 2022-23	8,300.00
205255	12/07/2023	Printed		8240	TEACH 1 REACH 1	DONATION FROM MAYOR	500.00
205256	12/07/2023	Printed		3672-CDD	U.S. BANK	CREDIT CARD PAYMENT	167.21
205257	12/07/2023	Printed		3672-FIN	U.S. BANK	CREDIT CARD PAYMENT	55.30
205258	12/07/2023	Printed		3672-MSD	U.S. BANK	CREDIT CARD PAYMENT	864.42
205259	12/07/2023	Printed		6697	DANIEL T WOODS	PRSCC MEETING STIPEND	50.00

Total Checks: 27

Checks Total (excluding void checks):

653,383.37

Total Payments: 27

Bank Total (excluding void checks):

653,383.37

Total Payments: 27

Grand Total (excluding void checks):

653,383.37

RESOLUTION NO. CC-2312-049

**A RESOLUTION OF THE CITY COUNCIL
OF THE CITY OF LAWNDAL, CALIFORNIA
ADOPTING FINDINGS OF FACT AND A
STATEMENT OF OVERRIDING
CONSIDERATIONS PURSUANT TO THE
CALIFORNIA ENVIRONMENTAL QUALITY ACT
(CEQA), CERTIFYING THE GENERAL PLAN
UPDATE FINAL ENVIRONMENTAL IMPACT
REPORT (SCH #202212088).**

WHEREAS, the City of Lawndale (the "City") proposes the Lawndale General Plan 2045 (the "Project"), a comprehensive update to the City's existing General Plan; and

WHEREAS, the Project amends and modifies the overarching policy document that guides land use, housing, transportation, open space, public safety, community services, and other policy decisions through the City; and

WHEREAS, pursuant to section 210067 of the Public Resources Code, and section 15367 of the State CEQA Guidelines (Cal. Code Regs., tit. 14 Section 15000 et. Se.), the City of Lawndale is the lead agency for the proposed Project; and

WHEREAS, prior to the development of the project or environmental documents, the City conducted extensive public outreach hosted 10 public workshops beginning in February 2021 through December 2021. Public workshops included 9 virtual workshops and 1 in person interactive workshop, and

WHEREAS, in accordance with CEQA and the State CEQA Guidelines, the City determined that a Program Environmental Impact Report ("EIR") should be prepared in order to analyze all potential adverse environmental impacts that could potentially result from the adoption and implementation of the proposed Project; and 4.1.a Packet Pg. 70 Attachment: Planning Commission Resolution 23-07 (Lawndale General Plan 2045)

WHEREAS, in accordance with State CEQA Guidelines section 15082, on December 6, 2022, the City sent to the Office of Planning and Research and each responsible and trustee agency a Notice of Preparation ("NOP") stating that an Environmental Impact Report (State Clearinghouse Number #202212088) would be prepared; and

WHEREAS, pursuant to Public Resources Code section 21083.9 and State CEQA Guidelines sections 15082(c) and 15083, the City held a duly noticed Scoping Meeting on December 15, 2022, to solicit comments on the scope of the environmental review of the proposed Project, however, no comments were received during the Scoping Meeting; and

WHEREAS, a Draft Program EIR ("Draft EIR") was prepared, incorporating comments received in response to the NOP ("Exhibit A"); and

WHEREAS, the Draft EIR concluded that the proposed Project would result in significant and unavoidable impacts individual projects anticipated by the General Plan update would be required to implement their own environmental review, and

WHEREAS, in accordance with State CEQA Guidelines section 15085, a Notice of Completion was prepared and filed with the Office of Planning and Research on November 30, 2022; and

WHEREAS, as required by State CEQA Guidelines section 15087(a), the City provided Notice of Availability of the Draft EIR to the public to the Office of Planning and Research, on August 15, 2023; and

WHEREAS, during the public comment period, copies of the Draft EIR and technical appendices were available for review and inspection at City Hall, the City Library, on the City's website, and published in the Press Enterprise; and

WHEREAS, pursuant to State CEQA Guidelines section 15087(e), the Draft EIR was circulated for at least a 45-day public review and comment period from August 15, 2023 to October 2, 2023; and

WHEREAS, during the public review and comment period, the City consulted with and requested comments from all responsible and trustee agencies, other regulatory agencies, and others pursuant to State CEQA Guidelines section 15086; and

WHEREAS, pursuant to Public Resources Code section 21092.5, the City provided copies of its responses to commenting public agencies at least ten (10) days prior to the City's consideration of the Final EIR on October 30, 2023; and

WHEREAS, on October 30, 2023, the City released the Final EIR ("Final EIR"), which consists of the Draft EIR, all technical appendices prepared in support of the Draft EIR, all written comment letters received on the Draft EIR, written responses to all written comment letters received on the Draft EIR, and errata to the Draft EIR and technical appendices; and

WHEREAS, on November 15, 2023, the Planning Commission conducted the public hearing to consider the Draft EIR for the Project and solicited comments on the document. After hearing all relevant testimony from staff, the public and the City's consultant team, the Planning Commission voted to recommend that the City Council certify the EIR for the Project; and

WHEREAS, the "EIR" consists of the Final EIR and its attachments and appendices, as well as the Draft EIR and its attachments and appendices, comments thereto, and responses to comments; and

WHEREAS, all potentially significant adverse environmental impacts were sufficiently analyzed in the EIR; and

WHEREAS, as contained herein, the City has endeavored in good faith to set forth the basis for its decision on the Project; and

WHEREAS, all of the requirements of the Public Resources Code and the State CEQA Guidelines have been satisfied by the City in connection with the preparation of the EIR which is

sufficiently detailed so that all of the potentially significant environmental effects of the Project have been adequately evaluated; and

WHEREAS, the EIR prepared in connection with the Project sufficiently analyzes the Project's potentially significant environmental impacts and the EIR analyzes a range of feasible alternatives capable of reducing these effects to an even lesser level of significance; and

WHEREAS, the City has made certain findings of fact, as set forth in Exhibit A of this resolution, attached hereto and incorporated herein, based upon the oral and written evidence presented to it as a whole and the entirety of the administrative record for the Project, which are incorporated herein by this reference; and

WHEREAS, the City finds that environmental impacts that are identified in the EIR as less than significant and do not require mitigation are described in the attached exhibit.

WHEREAS, the City finds that there are no environmental impacts that are identified in the EIR that are less than significant with incorporation of mitigation measures as described in Section III of Exhibit A; and

WHEREAS, the City finds that even with the incorporation of all feasible mitigation measures, the environmental impacts that are identified in the EIR that are significant and unavoidable are described in Section IV of Exhibit A; and

WHEREAS, the cumulative impacts of the Project identified in the EIR and set forth herein, are described in Section V of Exhibit A; and

WHEREAS, the potential significant irreversible environmental changes that would result from the proposed Project identified in the EIR and set forth herein, are described in Section VI of Exhibit A; and

WHEREAS, the existence of any growth-inducing impacts resulting from the proposed Project identified in the EIR and set forth herein, are described in Section VII of Exhibit A; and

WHEREAS alternatives to the proposed Project that might further reduce the already less than significant environmental impacts are described in Section VIII of Exhibit A; and

WHEREAS, because the EIR identified significant and unavoidable impacts, the City explains its reasoning for recommending the adoption of the Project despite those impacts in the Statement of Overriding Considerations, as set forth in Section IX of Exhibit A; and

WHEREAS, no comments made in the public hearings conducted by the Planning Commission and no additional information submitted to the City have produced substantial new information requiring recirculation of the EIR or additional environmental review of the Project under Public Resources Code section 21092.1 and State CEQA Guidelines section 15088.5; and

WHEREAS, prior to taking action, as recommended by the Planning Commission on November 15, 2023 the City Council has heard, been presented with, reviewed and considered all of the information

and data in the administrative record, (including but not limited to the EIR) and all oral and written evidence presented to it during all meetings and hearings; and

WHEREAS, all other legal prerequisites to the adoption of this Resolution have occurred.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF LAWNSDALE, CALIFORNIA, DOES HEREBY RESOLVE AS FOLLOWS:

Section 1. The City Council finds and determines that the recitals above are true and correct.

Section 2. The City Council hereby finds that it has been presented with the EIR which it has reviewed and considered, and further finds that the EIR is an accurate and objective statement that has been completed in full compliance with CEQA and the State CEQA Guidelines.

Section 3. The City Council has certified the Final EIR pursuant to the California Environmental Quality Act and adopted Findings of Fact and a Statement of Overriding Considerations for the General Plan 2045. The City Council hereby incorporates by reference as if fully set forth herein, the Resolution certifying the Final EIR and adopting the Findings of Fact, and Statement of Overriding Considerations for the General Plan 2045.

Section 4. City Council adopts Resolutions No. CC2312-048 approving the "CEQA Findings of Fact" where were prepared in accordance with State CEQA Guidelines sections 15091 and which are attached hereto as Exhibit A and incorporated herein by this reference.

Section 5. The City Council hereby certifies that the Final Environmental Impact Report is accurate and objective statement that has been completed in full compliance with CEQA and the State CEQA Guidelines and reflects the independent judgment and analysis of the City; and it declares that no evidence of new significant impacts or any new information of "substantial importance" as defined by the State CEQA Guidelines Section 15088.5 has been received by the City after circulation of the Draft EIR that would require recirculation. Therefore, the City Council certifies the EIR based on the entirety of the record of proceedings.

Section 6. The City Council hereby directs staff to prepare and file a Notice of Determination with the County Clerk of the County of Los Angeles within five working days of the execution of this Resolution and approval of the Project as well as with the State of California's Office of Planning and Research.

PASSED, APPROVED AND ADOPTED this 18th day of December, 2023


Robert Pullen-Miles, Mayor

ATTEST:

State of California)
County of Los Angeles) SS
City of Lawndale)

I, Erica Harbison, City Clerk of the City of Lawndale, California, do hereby certify that the City Council of the City of Lawndale duly approved and adopted the foregoing Resolution No. CC-2312-049 at a regular meeting of said Council held on the 18th day of December 2023, by the following roll call vote:

Name	Voting		Present, Not Voting		Absent
	Aye	No	Abstain	Not Participating	
Robert Pullen-Miles, Mayor	x				
Sirley Cuevas, Mayor Pro Tem	x				
Pat Kearney	x				
Bernadette Suarez	x				
Rhonda Hofmann-Gorman	x				


Erica Harbison, City Clerk

APPROVED AS TO FORM:


Greg Murphy, City Attorney

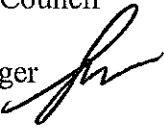



CITY OF LAWDALE

14717 BURIN AVENUE, LAWDALE, CALIFORNIA 90260
PHONE (310) 973-3200 ♦ www.lawndalecity.org

DATE: December 18, 2023, continued from December 4, 2023

TO: Honorable Mayor and City Council

FROM: Sean M. Moore, City Manager 

PREPARED BY: Jared Chavez, Community Development Manager 

SUBJECT: **Case No. 23-19, Consideration, and Adoption of a Comprehensive Update to the City's General Plan (2045) and Adoption of an Associated Environmental Impact Report (EIR).**

SUMMARY

On December 4, 2023 the City Council held a public hearing to consider the adoption of a comprehensive update to the City's General Plan (2045) and the adoption of an associated Environmental Impact Report (EIR).

The Council heard the item and opened it to the public for comments. The council then requested additional time to review the document and requested the item be continued to the following City Council hearing on December 18, 2023. A public notice of public hearing continuance was posted outside City hall on the bulletin board.

BACKGROUND

The City is proposing a comprehensive update to the General Plan (2045). As part of the project the City is proposing the adoption of the General Plan Environmental Impact Report (EIR). The update includes the recently updated Housing Element as well as a new element, Environmental Justice, as required by State Law. The City is also currently working on updating the Hawthorne Boulevard Specific Plan and the City's zoning ordinance to be consistent with the General Plan, these updates are expected to be completed and brought forth for City Council review and adoption in early 2024.

The General Plan is a document that serves as the City's guide to achieve the community's vision for the future. The City's General Plan was adopted by City Council on December 17, 1991. The General plan has had minor amendments and a few major updates but not a comprehensive update since adoption in 1991. The most recent update to the General Plan was completed in 2016, which focused on the Safety Element. The City's General Plan is composed of 7 mandatory and 2 optional elements: Land Use, Open Space, Conservation, Housing, Noise, Safety, Economic Development, and Air Quality. As part of the comprehensive update, the elements are being updated and reconfigured to be clearer and easier to read, while still meeting legal requirements.

The Council is aware that the City recently updated the Housing Element of the General Plan. The State requires that the Housing Element be regularly updated for each upcoming housing cycle, identifying sites that may be suitable for housing development. This was the sixth Regional Housing Needs

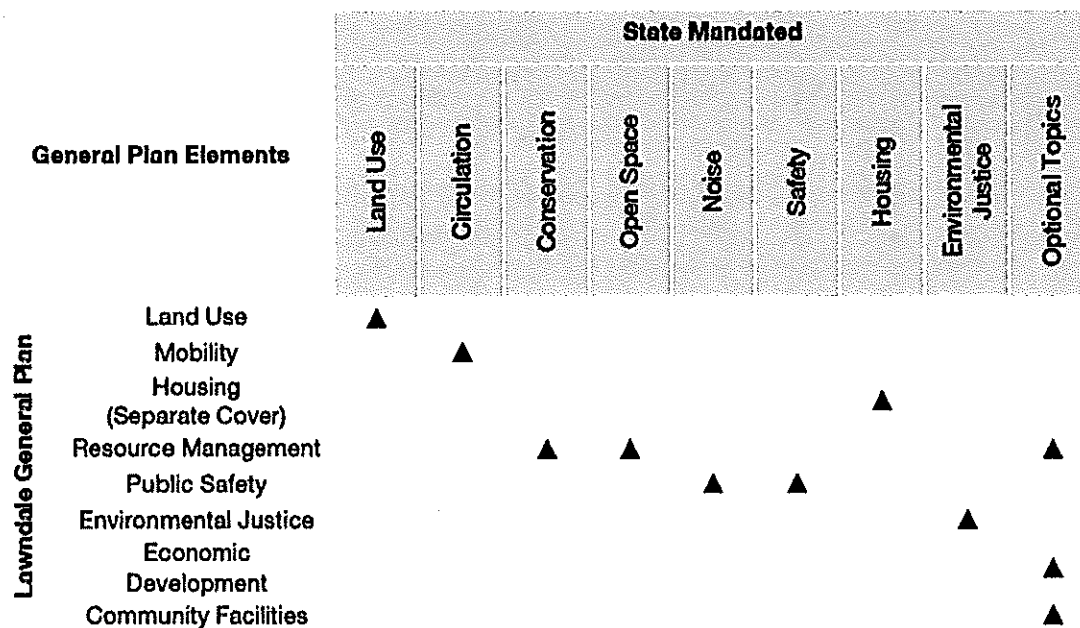
Assessment cycle update for our Housing Element (2021-2029) . The Housing element (2021-2029) was adopted by City Council on February 7, 2022 and certified by the HCD in October of 2022. Therefore the housing portions of the comprehensive update should already be familiar to you.

ANALYSIS:

The attached comprehensive update to the Lawndale General Plan (2045) will incorporate new local, state, and federal requirements as well as updating the goals and objectives to meet the current needs of the community. The City will implement the General Plan by requiring development, infrastructure improvements, and other projects to be consistent with its policies, and by implementing the actions included in the General Plan Update. The Update includes a set of goals, policies and actions, organized into elements as well as a revised Land Use Map.

The General Plan has 9 elements which have been updated to meet the current and future priorities of the City. The update includes the following elements: Mobility (Circulation), Resource Management (Conservation, Open Space and Air Quality), Public Safety (Safety and Noise), Environmental Justice, Economic Development, and Community Facilities. The diagram below identifies the elements included in the Lawndale General Plan and the corresponding requirement in State Law.

Relationship Between General Plan Elements and State Requirements



General Plan Objectives

The General Plan maintained its goals and objectives consistent with the previous General Plan's objectives as requested by the community. The General Plan objectives include:

- Reflect the current goals and vision expressed by City residents, businesses, decision makers, and other stakeholders;
- Address issues and concerns identified by City residents, businesses, decision-makers, and other stakeholders;

- Protect Lawndale’s existing residences, character, and sense of community;
- Proactively plan for and accommodate local and regional growth in a responsible manner;
- Encourage mixed-use development patterns along major corridors that promote vibrant commercial and residential areas;
- Allow for a range of high-quality housing options;
- Attract and retain businesses and industries that provide jobs for local residents;
- Continue to maintain and improve multimodal transportation opportunities;
- Maintain strong fiscal sustainability and continue to provide efficient and adequate public services;
- Address new requirements of State law; and
- Address emerging transportation, housing, and employment trends.

Community Outreach

Staff conducted 10 public outreach workshops beginning on February 2021. The community was informed about the General Plan and the proposal to complete a comprehensive update. Each workshop included an overview of the General Plan, its history, why it’s important and activities and questions to solicit input from the residents. The City also conducted a number of surveys and polls asking questions both in English and Spanish. The City received a total of 99 responses to the survey.

The community commented on the concerns regarding the existing uses in the City and about issues that are important for the community. The City received several comments about keeping the small town feel of the City intact. Some of the comments received include: appropriate parking requirements for new developments; lower density is preferred; continue with landscaping requirements and offer incentives for drought tolerant landscaping; outline more specified requirements for residential facades to deter “box like” buildings while maximizing utilization; mixed-use projects within Hawthorne Boulevard are desired to enhance the City and its image; request for affordable housing incentives; improve parkways that are not being maintained; to restrict car dealerships, bars, car title loan offices; liquor stores, adult shops, pawn shops, furniture stores, payday loan office and automotive uses, especially when close to parks; bring in uses to generate more sales tax for the City; incentives to attract quality businesses; attract more small-scale businesses; add more green space/community space in commercial development to create places for people to gather; add walkable streets and courtyards in other areas of the city besides Hawthorne Boulevard; approve or encourage more small locally owned businesses. The residents also brought up the fact that there are a lot of uses, such as automotive uses, within the City which are underutilized sites for housing.

Hawthorne Boulevard Specific Plan and Zoning Ordinance

The city is currently undertaking a comprehensive update to its Hawthorne Boulevard Specific Plan (HBSP) and Zoning Ordinance. The General Plan includes a program to ensure that the ongoing updates

reflect the development potential identified through implementation of the two new overlay zones, and that the General Plan and Specific Plan are consistent with the Housing Element.

The city will need to adopt two new housing overlays with different maximum density standards to adequately accommodate its RHNA. One overlay will be located within the Hawthorne Boulevard Specific Plan (“HBSP”) area. The other overlay will be outside the HBSP area.

The new development standards for the overlay will be part of the zoning ordinance and HBSP update to be presented and adopted later in 2024.

General Plan EIR (Environmental Impact Report)

A Draft Environmental Impact Report was prepared by the City’s consultant De Novo Planning Group, as required by the California Environmental Quality Act (CEQA) Sections 15126, 15175 and 15176 of the CEQA Guidelines. The EIR was prepared concurrently with the General Plan policy document to facilitate the development of the General Plan that is largely self-mitigating.

The City circulated a Notice of Preparation (NOP) of an EIR for the proposed project on December 6, 2022 to January 5, 2023. A scoping meeting was held on December 15, 2022. The Notice of Availability was posted for public review and the Draft EIR was available for public review from August 15 to October 2, 2023. Comments were received and responded to on the Final EIR (attached).

PUBLIC REVIEW

A notice was published in the *Daily Breeze* on November 16, 2023. Additionally, notices were posted on the message board outside City of Lawndale’s City Hall pursuant to Government Code Section 65091 (a)(5)(B).

PLANNING COMMISSION REVIEW

At a public hearing held on November 15, 2023, the Planning Commission held a special hearing, reviewed the draft and approved Resolution 23-07 and 23-08 recommending that the City Council Approve and Certify the Final Environmental Impact Report, and Approve the General Plan 2045 comprehensive update.

LEGAL REVIEW

The City Attorney has reviewed Resolutions No. CC-2312-48 & CC-2312-049 and has approved them as to form.

RECOMMENDATION

It is recommended that the City Council do the following;

- A. Hold a public hearing; and
- B. Approve Resolution No. CC-2312-49 Approving and Certifying the Final Environmental Impact Report; and
- C. Adopt Resolution No. CC-2312-048 approving the General Plan 2045 comprehensive update.

Attachments

- A. Resolution CC-2312-049 FEIR and CEQA findings
- B. Resolution CC-2312-048 General Plan
- C. Planning Commission Resolutions
- D. General Plan
- E. Final Environmental Impact Report (EIR)
- F. Draft Environmental Impact Report (EIR)
- G. Draft EIR Appendices

Attachment A

Resolution No. CC-2312-049 FEIR and CEQA findings of significance

RESOLUTION NO. CC-2312-048

**A RESOLUTION OF THE CITY COUNCIL
OF THE CITY OF LAWNSDALE, CALIFORNIA
ADOPTING FINDINGS OF FACT AND A
STATEMENT OF OVERRIDING
CONSIDERATIONS PURSUANT TO THE
CALIFORNIA ENVIRONMENTAL QUALITY ACT
(CEQA), CERTIFYING THE GENERAL PLAN
UPDATE FINAL ENVIRONMENTAL IMPACT
REPORT (SCH #202212088).**

WHEREAS, the City of Lawnsdale (the "City") proposes the Lawnsdale General Plan 2045 (the "Project"), a comprehensive update to the City's existing General Plan; and

WHEREAS, the Project amends and modifies the overarching policy document that guides land use, housing, transportation, open space, public safety, community services, and other policy decisions through the City; and

WHEREAS, pursuant to section 210067 of the Public Resources Code, and section 15367 of the State CEQA Guidelines (Cal. Code Regs., tit. 14 Section 15000 et. Se.), the City of Lawnsdale is the lead agency for the proposed Project; and

WHEREAS, prior to the development of the project or environmental documents, the City conducted extensive public outreach hosted 10 public workshops beginning in February 2021 through December 2021. Public workshops included 9 virtual workshops and 1 in person interactive workshop, and

WHEREAS, in accordance with CEQA and the State CEQA Guidelines, the City determined that a Program Environmental Impact Report ("EIR") should be prepared in order to analyze all potential adverse environmental impacts that could potentially result from the adoption and implementation of the proposed Project; and 4.1.a Packet Pg. 70 Attachment: Planning Commission Resolution 23-07 (Lawnsdale General Plan 2045)

WHEREAS, in accordance with State CEQA Guidelines section 15082, on December 6, 2022, the City sent to the Office of Planning and Research and each responsible and trustee agency a Notice of Preparation ("NOP") stating that an Environmental Impact Report (State Clearinghouse Number #202212088) would be prepared; and

WHEREAS, pursuant to Public Resources Code section 21083.9 and State CEQA Guidelines sections 15082(c) and 15083, the City held a duly noticed Scoping Meeting on December 15, 2022, to solicit comments on the scope of the environmental review of the proposed Project, however, no comments were received during the Scoping Meeting; and

WHEREAS, a Draft Program EIR ("Draft EIR") was prepared, incorporating comments received in response to the NOP ("Exhibit A"); and

WHEREAS, the Draft EIR concluded that the proposed Project would result in significant and unavoidable impacts individual projects anticipated by the General Plan update would be required to implement their own environmental review, and

WHEREAS, in accordance with State CEQA Guidelines section 15085, a Notice of Completion was prepared and filed with the Office of Planning and Research on November 30, 2022; and

WHEREAS, as required by State CEQA Guidelines section 15087(a), the City provided Notice of Availability of the Draft EIR to the public to the Office of Planning and Research, on August 15, 2023; and

WHEREAS, during the public comment period, copies of the Draft EIR and technical appendices were available for review and inspection at City Hall, the City Library, on the City's website, and published in the Press Enterprise; and

WHEREAS, pursuant to State CEQA Guidelines section 15087(e), the Draft EIR was circulated for at least a 45-day public review and comment period from August 15, 2023 to October 2, 2023; and

WHEREAS, during the public review and comment period, the City consulted with and requested comments from all responsible and trustee agencies, other regulatory agencies, and others pursuant to State CEQA Guidelines section 15086; and

WHEREAS, pursuant to Public Resources Code section 21092.5, the City provided copies of its responses to commenting public agencies at least ten (10) days prior to the City's consideration of the Final EIR on October 30, 2023; and

WHEREAS, on October 30, 2023, the City released the Final EIR ("Final EIR"), which consists of the Draft EIR, all technical appendices prepared in support of the Draft EIR, all written comment letters received on the Draft EIR, written responses to all written comment letters received on the Draft EIR, and errata to the Draft EIR and technical appendices; and

WHEREAS, on November 15, 2023, the Planning Commission conducted the public hearing to consider the Draft EIR for the Project and solicited comments on the document. After hearing all relevant testimony from staff, the public and the City's consultant team, the Planning Commission voted to recommend that the City Council certify the EIR for the Project; and

WHEREAS, the "EIR" consists of the Final EIR and its attachments and appendices, as well as the Draft EIR and its attachments and appendices, comments thereto, and responses to comments; and

WHEREAS, all potentially significant adverse environmental impacts were sufficiently analyzed in the EIR; and

WHEREAS, as contained herein, the City has endeavored in good faith to set forth the basis for its decision on the Project; and

WHEREAS, all of the requirements of the Public Resources Code and the State CEQA Guidelines have been satisfied by the City in connection with the preparation of the EIR which is

sufficiently detailed so that all of the potentially significant environmental effects of the Project have been adequately evaluated; and

WHEREAS, the EIR prepared in connection with the Project sufficiently analyzes the Project's potentially significant environmental impacts and the EIR analyzes a range of feasible alternatives capable of reducing these effects to an even lesser level of significance; and

WHEREAS, the City has made certain findings of fact, as set forth in Exhibit A of this resolution, attached hereto and incorporated herein, based upon the oral and written evidence presented to it as a whole and the entirety of the administrative record for the Project, which are incorporated herein by this reference; and

WHEREAS, the City finds that environmental impacts that are identified in the EIR as less than significant and do not require mitigation are described in the attached exhibit.

WHEREAS, the City finds that there are no environmental impacts that are identified in the EIR that are less than significant with incorporation of mitigation measures as described in Section III of Exhibit A; and

WHEREAS, the City finds that even with the incorporation of all feasible mitigation measures, the environmental impacts that are identified in the EIR that are significant and unavoidable are described in Section IV of Exhibit A; and

WHEREAS, the cumulative impacts of the Project identified in the EIR and set forth herein, are described in Section V of Exhibit A; and

WHEREAS, the potential significant irreversible environmental changes that would result from the proposed Project identified in the EIR and set forth herein, are described in Section VI of Exhibit A; and

WHEREAS, the existence of any growth-inducing impacts resulting from the proposed Project identified in the EIR and set forth herein, are described in Section VII of Exhibit A; and

WHEREAS alternatives to the proposed Project that might further reduce the already less than significant environmental impacts are described in Section VIII of Exhibit A; and

WHEREAS, because the EIR identified significant and unavoidable impacts, the City explains its reasoning for recommending the adoption of the Project despite those impacts in the Statement of Overriding Considerations, as set forth in Section IX of Exhibit A; and

WHEREAS, no comments made in the public hearings conducted by the Planning Commission and no additional information submitted to the City have produced substantial new information requiring recirculation of the EIR or additional environmental review of the Project under Public Resources Code section 21092.1 and State CEQA Guidelines section 15088.5; and

WHEREAS, prior to taking action, as recommended by the Planning Commission on November 15, 2023 the City Council has heard, been presented with, reviewed and considered all of the information

and data in the administrative record, (including but not limited to the EIR) and all oral and written evidence presented to it during all meetings and hearings; and

WHEREAS, all other legal prerequisites to the adoption of this Resolution have occurred.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF LAWNDAL, CALIFORNIA, DOES HEREBY RESOLVE AS FOLLOWS:

Section 1. The City Council finds and determines that the recitals above are true and correct.

Section 2. The City Council hereby finds that it has been presented with the EIR which it has reviewed and considered, and further finds that the EIR is an accurate and objective statement that has been completed in full compliance with CEQA and the State CEQA Guidelines.

Section 3. The City Council has certified the Final EIR pursuant to the California Environmental Quality Act and adopted Findings of Fact and a Statement of Overriding Considerations for the General Plan 2045. The City Council hereby incorporates by reference as if fully set forth herein, the Resolution certifying the Final EIR and adopting the Findings of Fact, and Statement of Overriding Considerations for the General Plan 2045.

Section 4. City Council adopts Resolutions No. CC2312-048 approving the "CEQA Findings of Fact" where were prepared in accordance with State CEQA Guidelines sections 15091 and which are attached hereto as Exhibit A and incorporated herein by this reference.

Section 5. The City Council hereby certifies that the Final Environmental Impact Report is accurate and objective statement that has been completed in full compliance with CEQA and the State CEQA Guidelines and reflects the independent judgment and analysis of the City; and it declares that no evidence of new significant impacts or any new information of "substantial importance" as defined by the State CEQA Guidelines Section 15088.5 has been received by the City after circulation of the Draft EIR that would require recirculation. Therefore, the City Council certifies the EIR based on the entirety of the record of proceedings.

Section 6. The City Council hereby directs staff to prepare and file a Notice of Determination with the County Clerk of the County of Los Angeles within five working days of the execution of this Resolution and approval of the Project as well as with the State of California's Office of Planning and Research.

PASSED, APPROVED AND ADOPTED this 18th day of December, 2023


Robert Pullen-Miles, Mayor

ATTEST:

State of California)
County of Los Angeles) SS
City of Lawndale)

I, Erica Harbison, City Clerk of the City of Lawndale, California, do hereby certify that the City Council of the City of Lawndale duly approved and adopted the foregoing Resolution No. CC-2312-048 at a regular meeting of said Council held on the 18th day of December 2023, by the following roll call vote:

Name	Voting		Present, Not Voting		Absent
	Aye	No	Abstain	Not Participating	
Robert Pullen-Miles, Mayor					
Sirley Cuevas, Mayor Pro Tem					
Pat Kearney					
Bernadette Suarez					
Rhonda Hofmann-Gorman					

Erica Harbison, City Clerk

APPROVED AS TO FORM:

Greg Murphy, City Attorney

Attachment B

Resolution No. CC-2312-048 Adopting of General Plan

RESOLUTION NO. CC-2312-048

**A RESOLUTION OF THE CITY COUNCIL
OF THE CITY OF LAWNDAL, CALIFORNIA
ADOPTING THE CITY'S GENREAL PLAN 2045.**

WHEREAS, state law requires the City of Lawndale ("City") to adopt and maintain a General Plan that contains certain mandatory elements, describes the City's long-term goals and develops policies and programs to achieve those goals; and

WHEREAS, State law allows that the City periodically amend the General plan to ensure that it is consistent with the conditions, values, expectations and needs of its residents, businesses and other stakeholders; and

WHEREAS, the City's General Plan was originally adopted in 1998 and has been updated and amended since adoption in order to address certain changes such as economic, environmental, social, and legal as well as the above-mentioned needs and expectations of stakeholders;

WHEREAS, in conformance with Government Code Section 65300 et sec. the City commenced a comprehensive update to the City of Lawndale General plan; and

WHEREAS, Section 15126, 15417 and 15176 of the California Government Code sets forth the specific components to be contained within the General Plan; and

WHEREAS, California Government Code 65302 requires that all General Plans include 8 State-mandated elements, including land use, circulation, housing, conservation, open space, noise, environmental justice, and safety elements,

WHEREAS, the City's Planning Department staff, with the assistance of a consultant, has prepared the update to the Lawndale General Plan 2045 and Final Environmental Impact Report ("Project"), which document was previously reviewed by the Planning Commission and

WHEREAS, the City is currently undertaking an update to its Hawthorne Boulevard Specific Plan and its zoning codes to establish new land use strategies to accommodate the City's 6th Cycle RHNA and implement the Housing Programs of the 2021-2029 Housing Element which updates will include changes to reflect the Project; and

WHEREAS, the City Council has certified the Final Environmental Impact Report for the Project, and

WHEREAS, a public hearing before the City Council for the Project was properly noticed on November 18, 2023 and set for December 4, 2023; and

WHEREAS, the public hearing was continued by City Council to December 18, 2023; and

WHEREAS, at that public hearing evidence was heard and presented from all persons interested in affecting said Project, from all persons protesting the same and from members of the City staff and the City Council, having reviewed, analyzed and studied said proposal.

WHEREAS, the City Council now desires to adopt the comprehensive update to the City's General Plan 2045, and

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF LAWNDAL, CALIFORNIA, DOES HEREBY RESOLVE AS FOLLOWS:

Section 1. The City Council finds and determines that the recitals above are true and correct.

Section 2. The City Council hereby adopts and approves the City's General Plan 2045 comprehensive update.

Section 3. The City Council has certified the Final EIR pursuant to the California Environmental Quality Act and adopted Findings of Fact and a Statement of Overriding Considerations for the General Plan 2045. The City Council hereby incorporates by reference as if fully set forth herein, the Resolution certifying the Final EIR and adopting the Findings of Fact, and Statement of Overriding Considerations for the General Plan 2045.

Section 4. The City Council based on substantial evidence in the record, hereby makes the following findings in support of adoption of the General Plan 2045:

- A. State law requires that each city adopt a general plan to describe its long-term goals and policies and programs to achieve those goals. The general plan is often referred to a city's "constitution" for future growth and development as land use decisions, the Zoning Code, development approvals, and other policies of the City must be consistent with the General Plan. The General Plan 2045 outlines a vision for the City's long-term physical and economic development and community enhancement and sets forth goals and policies that will allow this vision to be accomplished. The General Plan 2045 also provides the basis for establishing City priorities for implementing plans and programs.
- B. It is in the best interest of public health, safety, and welfare to update the City's General Plan to incorporate current conditions and community goals and to extend the planning horizon to 2045.
- C. The General Plan 2045 is consistent with the requirements of the California Government Code regarding General Plans and the General Plan guidelines in effect as of the date of this Resolution, and the General Plan is internally consistent with all of the objectives, policies, general land uses, programs, and actions of all elements of the General Plan 2045. The General Plan 2045 is a comprehensive update of the City's General Plan and includes an update of the existing elements as well as the addition of new elements. The General Plan 2045 addresses all state-mandated elements.
- D. The General Plan 2045 is in compliance with the provisions of CEQA. A Final EIR has been prepared for the General Plan 2045 that provides a description of potential environmental impacts of the General Plan 2045, includes mitigation measures to reduce impacts to less than significant levels where feasible, and evaluates alternatives to the General Plan 2045. All interested parties and members of the public were permitted to comment on the Draft EIR during the 45-day public

comment period, and the City prepared written responses to comments in accordance with CEQA, which were included in the Final EIR. Neither the changes to the Proposed Project nor the Final EIR constitute significant new information triggering recirculation of the EIR. Pursuant to CEQA Guidelines 15092 and 15093, the City Council finds that it may approve the Proposed Project despite the remaining significant effects on the environment that are unavoidable as the City Council has determined in its Resolution Certifying the EIR for the General Plan 2045 that any remaining significant effects on the environment that are unavoidable are acceptable due to overriding considerations.

- E. The General Plan 2045 will promote the public health, safety, and welfare by establishing goals and policies to guide the City's development within the Planning Area, to ensure an attractive built environment, to protect the natural environment and promote sustainability, and to ensure provision of adequate infrastructure and services.

Section 5. The City Council hereby approves the General Plan 2045 in accordance with the Planning Commissions November 15, 2023 recommendation, set forth in the Planning Commission Resolutions No. 23-07 and 23-08, and has not made substantial modifications to the General Plan 2045 from the Planning Commission's recommendation.

Section 6. The Resolution shall take effect immediately upon its adoption by the City Council, and the Clerk of the Council shall attest to and certify the vote adopting the Resolution.

PASSED, APPROVED AND ADOPTED this 18th day of December 2023

Robert Pullen-Miles, Mayor

ATTEST:

State of California)
County of Los Angeles) SS
City of Lawndale)

I, Erica Harbison, City Clerk of the City of Lawndale, California, do hereby certify that the City Council of the City of Lawndale duly approved and adopted the foregoing Resolution No. CC-2312-048 at a regular meeting of said Council held on the 18th day of December 2023, by the following roll call vote:

Name	Voting		Present, Not Voting		Absent
	Aye	No	Abstain	Not Participating	
Robert Pullen-Miles, Mayor					
Sirley Cuevas, Mayor Pro Tem					
Pat Kearney					
Bernadette Suarez					
Rhonda Hofmann-Gorman					

Erica Harbison, City Clerk

APPROVED AS TO FORM:

Greg Murphy, City Attorney

Attachment C

Planning Commission Resolutions

RESOLUTION NO. 23-07

**A RESOLUTION OF THE PLANNING COMMISSION OF THE
CITY OF LAWDALE, CALIFORNIA RECOMMENDING
THAT THE CITY COUNCIL APPROVE AND CERTIFY THE
UPDATE TO LAWDALE GENERAL PLAN 2045.**

WHEREAS, the Planning Commission is charged with the responsibility of reviewing proposed amendments to the City's General Plan; and

WHEREAS, the City's General Plan was originally adopted in 1991 and has been updated and amended to address certain changes such as economic, environmental, social, and legal;

WHEREAS, in conformance with Government Code Section 65300 et seq. the City commenced a comprehensive update to the City of Lawndale General plan; and

WHEREAS, Section 15126, 15417 and 15176 of the California Government Code sets forth the specific components to be contained within the General Plan; and

WHEREAS, California Government Code 65302 requires that all General Plans include 8 state mandated elements including land use, circulation, housing, conservation, open space, noise, environmental justice, and safety elements,

WHEREAS, the City's Planning Department staff, with the assistance of a consultant, has prepared the update to the Lawndale General Plan 2045 and Final Environmental Impact Report ("Project"), which document was previously reviewed by the Planning Commission and

WHEREAS, State law allows that the City periodically amend the General plan to ensure that it is consistent with the conditions, values, expectations and needs of its residents, businesses and other stakeholders; and

WHEREAS, the City is currently undertaking an update to its Hawthorne Boulevard Specific Plan and zoning codes to establish new land use strategies to accommodate the City's 6th Cycle Regional Housing Needs Assessment ("RHNA") and implement the Housing Programs of the 2021-2029 Housing Element; and

WHEREAS, the Planning Commission recommends that the City Council pursuant to the California Environmental Quality Act ("CEQA") (Public Resources Code § 21000 *et seq.*), the City certified the Final EIR for the City General Plan 2045, and

WHEREAS, the Planning Commission has considered all information concerning the Project, Case No. 23-19, as set forth in the General Plan and staff reports; and

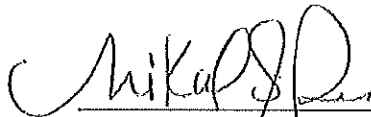
WHEREAS, Case No. 23-19 was properly noticed and set for public hearing before the Planning Commission on November 15, 2023, and

WHEREAS, evidence was heard and presented from all persons interested in affecting said proposal, from all persons protesting the same and from members of the City staff and the Planning Commission, having reviewed, analyzed and studied said proposal.

NOW, THEREFORE, THE PLANNING COMMISSION OF THE CITY OF LAWNDALE, CALIFORNIA, DOES HEREBY RESOLVE AND RECOMMEND AS FOLLOWS:

- Section 1. That the recitals set forth above are true and correct and are incorporated into this resolution by reference.
- Section 2. That the Planning Commission intends to address the City's changing needs by implementing the required policies, procedures, and programs contained in the 2045 update to the General Plan, attached hereto and incorporated herein as Exhibit "A."
- Section 3. the Planning Commission recommends that the City Council pursuant to the California Environmental Quality Act ("CEQA") (Public Resources Code § 21000 *et seq.*), certifies the Final EIR for the City General Plan 2045

PASSED, APPROVED AND ADOPTED THIS 15th DAY OF NOVEMBER 2023.



Ni Kal Price, Chairperson
Lawndale Planning Commission

ATTEST:

State of California)
County of Los Angeles) SS
City of Lawndale)


I, Jared Chavez, Community Development Manager for the City of Lawndale, California, do hereby certify that the foregoing Resolution No. 23-07 was duly approved and adopted by the Planning Commission of the City of Lawndale at a regular meeting of said Commission held on the 15th day of November 2023 by the following roll call vote:

AYES: Martinez, Price, Sitka, Smith

NOES:

ABSENT: Urrutia

ABSTAIN:



Jared Chavez,
Community Development Manager

RESOLUTION NO. 23-08

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LAWDALE, CALIFORNIA RECOMMENDING THAT THE CITY COUNCIL ADOPT FINDINGS OF FACT AND A STATEMENT OF OVERRIDING CONSIDERATIONS PURSUANT TO THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA), CERTIFY THE GENERAL PLAN UPDATE FINAL ENVIRONMENTAL IMPACT REPORT (SCH #202212088), AND APPROVE GENERAL PLAN 2045, AND APPROVING THE PROJECT

WHEREAS, the City of Lawndale (the "City") proposes the Lawndale General Plan 2045 (the "Project"), a comprehensive update to the City's existing General Plan; and

WHEREAS, the Project sets the overarching policy document that guides land use, housing, transportation, open space, public safety, community services, and other policy decisions through the City; and

WHEREAS, pursuant to section 210067 of the Public Resources Code, and section 15367 of the State CEQA Guidelines (Cal. Code Regs., tit. 14 Section 15000 et. Se.), the City of Lawndale is the lead agency for the proposed Project; and

WHEREAS, prior to the development of the project or environmental documents, the City conducted extensive public outreach hosted 10 public workshops beginning in February 2021 through December 2021. Public workshops included 9 virtual workshops and 1 in person interactive workshop, and

WHEREAS, in accordance with CEQA and the State CEQA Guidelines, the City determined that a Program Environmental Impact Report ("EIR") should be prepared in order to analyze all potential adverse environmental impacts that could potentially result from the adoption and implementation of the proposed Project; and 4.1.a Packet Pg. 70 Attachment: Planning Commission Resolution 23-07 (Lawndale General Plan 2045)

WHEREAS, in accordance with State CEQA Guidelines section 15082, on December 6, 2022, the City sent to the Office of Planning and Research and each responsible and trustee agency a Notice of Preparation ("NOP") stating that an Environmental Impact Report (State Clearinghouse Number #202212088) would be prepared; and

WHEREAS, pursuant to Public Resources Code section 21083.9 and State CEQA Guidelines sections 15082(c) and 15083, the City held a duly noticed Scoping Meeting on December 15, 2022, to solicit comments on the scope of the environmental review of the proposed Project, however, no comments were received during the Scoping Meeting; and

WHEREAS, a Draft Program EIR ("Draft EIR") was prepared, incorporating comments received in response to the NOP ("Exhibit A"); and

WHEREAS, the Draft EIR concluded that the proposed Project would result in significant and unavoidable impacts individual projects anticipated by the General Plan update would be required to implement their own environmental review, and

WHEREAS, in accordance with State CEQA Guidelines section 15085, a Notice of Completion was prepared and filed with the Office of Planning and Research on November 30, 2022; and

WHEREAS, as required by State CEQA Guidelines section 15087(a), the City provided Notice of Availability of the Draft EIR to the public to the Office of Planning and Research, on August 15, 2023; and

WHEREAS, during the public comment period, copies of the Draft EIR and technical appendices were available for review and inspection at City Hall, the City Library, on the City's website, and published in the Press Enterprise; and

WHEREAS, pursuant to State CEQA Guidelines section 15087(e), the Draft EIR was circulated for at least a 45-day public review and comment period from August 15, 2023 to October 2, 2023; and

WHEREAS, during the public review and comment period, the City consulted with and requested comments from all responsible and trustee agencies, other regulatory agencies, and others pursuant to State CEQA Guidelines section 15086; and

WHEREAS, pursuant to Public Resources Code section 21092.5, the City provided copies of its responses to commenting public agencies at least ten (10) days prior to the City's consideration of the Final EIR on October 30, 2023; and

WHEREAS, on October 30, 2023, the City released the Final EIR ("Final EIR"), which consists of the Draft EIR, all technical appendices prepared in support of the Draft EIR, all written comment letters received on the Draft EIR, written responses to all written comment letters received on the Draft EIR, and errata to the Draft EIR and technical appendices; and

WHEREAS, on November 15, 2023, the Planning Commission conducted the public hearing to consider the Draft EIR for the Project and solicited comments on the document. After hearing all relevant testimony from staff, the public and the City's consultant team, the Planning Commission voted to recommend that the City Council certify the EIR for the Project; and

WHEREAS, the "EIR" consists of the Final EIR and its attachments and appendices, as well as the Draft EIR and its attachments and appendices (as modified by the Final EIR); and

WHEREAS, all potentially significant adverse environmental impacts were sufficiently analyzed in the EIR; and

WHEREAS, as contained herein, the City has endeavored in good faith to set forth the basis for its decision on the Project; and

WHEREAS, all of the requirements of the Public Resources Code and the State CEQA Guidelines have been satisfied by the City in connection with the preparation of the EIR which is sufficiently detailed so that all of the potentially significant environmental effects of the Project have been adequately evaluated; and

WHEREAS, the EIR prepared in connection with the Project sufficiently analyzes the Project's potentially significant environmental impacts and the EIR analyzes a range of feasible alternatives capable of reducing these effects to an even lesser level of significance; and

WHEREAS, the City has made certain findings of fact, as set forth in Exhibit C to this Resolution, attached hereto and incorporated herein, based upon the oral and written evidence presented to it as a whole and the entirety of the administrative record for the Project, which are incorporated herein by this reference; and

WHEREAS, the City finds that environmental impacts that are identified in the EIR as less than significant and do not require mitigation are described in the attached Exhibit C.

WHEREAS, the City finds that there are no environmental impacts that are identified in the EIR that are less than significant with incorporation of mitigation measures as described in Section III of Exhibit C; and

WHEREAS, the City finds that even with the incorporation of all feasible mitigation measures, the environmental impacts that are identified in the EIR that are significant and unavoidable are described in Section IV of Exhibit C; and

WHEREAS, the cumulative impacts of the Project identified in the EIR and set forth herein, are described in Section V of Exhibit C; and

WHEREAS, the potential significant irreversible environmental changes that would result from the proposed Project identified in the EIR and set forth herein, are described in Section VI of Exhibit C; and

WHEREAS, the existence of any growth-inducing impacts resulting from the proposed Project identified in the EIR and set forth herein, are described in Section VII of Exhibit C; and

WHEREAS alternatives to the proposed Project that might further reduce the already less than significant environmental impacts are described in Section VIII of Exhibit C; and

WHEREAS, because the EIR identified significant and unavoidable impacts, the City explains its reasoning for recommending the adoption of the Project despite those impacts in the Statement of Overriding Considerations, as set forth in Section IX of Exhibit C; and

WHEREAS, prior to taking action, the Planning Commission has heard, been presented with, reviewed and considered all of the information and data in the administrative record, (including but not limited to the EIR) and all oral and written evidence presented to it during all meetings and hearings; and

WHEREAS, the Planning Commission recommends the EIR reflects the independent judgment of the City and is deemed adequate for purposes of making decisions on the merits of the Project; and

WHEREAS, no comments made in the public hearings conducted by the Planning Commission and no additional information submitted to the City have produced substantial new information requiring recirculation of the EIR or additional environmental review of the Project under Public Resources Code section 21092.1 and State CEQA Guidelines section 15088.5; and

WHEREAS, on November 15, 2023, the Planning Commission conducted a duly noticed public hearing on this Resolution, at which time all persons wishing to testify were heard and the Project was fully considered; and Attached Planning Commission Resolution 23-07 (Lawndale General Plan 2045); and

WHEREAS, all other legal prerequisites to the adoption of this Resolution have occurred.

NOW, THEREFORE, THE PLANNING COMMISSION OF THE CITY OF LAWDALE, CALIFORNIA, DOES HEREBY RESOLVE AND RECOMMEND AS FOLLOWS:

SECTION 1. The above recitals are true and correct and incorporated herein by reference.

SECTION 2. The Planning Commission hereby finds that it has been presented with the EIR which it has reviewed and considered, and further finds that the EIR is an accurate and objective statement that has been completed in full compliance with CEQA and the State CEQA Guidelines. The Planning Commission finds that the EIR reflects the independent judgment and analysis of the City. The Planning Commission declares that no evidence of new significant impacts or any new information of "substantial importance" as defined by State CEQA Guidelines section 15088.5, has been received by the City after circulation of the Draft EIR that would require recirculation. Therefore, the Planning Commission recommends the City Council certifies the EIR based on the entirety of the record of proceedings.

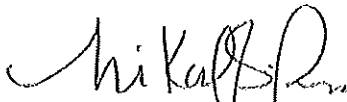
SECTION 3. The Planning Commission recommends the City Council adopt Resolutions No. CC2312-048 and CC-2312-049 and adopt the "CEQA Findings of Fact" where were prepared in accordance with State CEQA Guidelines sections 15091 and which are attached hereto as Attachment C and incorporated herein by this reference.

SECTION 4. The Planning Commission recommends the City Council adopt Resolutions No. CC2312-048 and CC-2312-049 certifying that the EIR is an accurate and objective statement that has been completed in full compliance with CEQA and the State CEQA Guidelines; reflects the independent judgment and analysis of the City; declares that no evidence of new significant impacts or any new information of "substantial importance" as defined by State CEQA Guidelines section 15088.5, has been received by the City after circulation of the Draft EIR that would require recirculation. Therefore, certifies the EIR based on the entirety of the record of proceedings.

SECTION 5. The Planning Commission recommends the City Council adopt Resolution 23-07 approving City of Lawndale General Plan 2045.

SECTION 6. Based upon the entire record before it, including the EIR, Findings of Fact, and all written and oral evidence presented, the Planning Commission recommends the City Council approve the proposed Project.

PASSED, APPROVED AND ADOPTED THIS 15th DAY OF NOVEMBER, 2023.



Ni Kal Price, Chairperson
Lawndale Planning Commission

ATTEST:

State of California)
County of Los Angeles) SS
City of Lawndale)

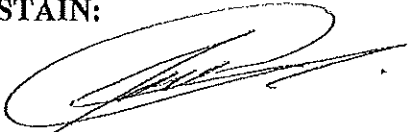
I, Jared Chavez, Community Development Manager for the City of Lawndale, California, do hereby certify that the foregoing **Resolution No. 23-08** was duly approved and adopted by the Planning Commission of the City of Lawndale at a regular meeting of said Commission held on the **15th day of November 2023** by the following roll call vote:

AYES: Martinez, Price, Sitka, Smith

NOES:

ABSENT: Urrutia

ABSTAIN:



Jared Chavez,
Community Development Manager